



24 Adit Place
BURDIEHOUSE | EDINBURGH | EH17 8GA


warners
solicitors & estate agents



24 Adit Place

BURDIEHOUSE | EDINBURGH | EH17 8GA

Beautifully presented, three-bedroom end terraced home forming part of an established contemporary development in the popular Burdiehouse district of Edinburgh.

This beautiful home offers well-planned and flexible accommodation over two levels and is presented to the market in move in condition. On the ground floor, the spacious living room forms the main public space in the property and provides a great area for relaxing or entertaining guests. The open plan kitchen/dining room is also of an excellent size, and from here access is provided to the private garden grounds which boasts a wood-decked area, ideal for enjoying the best of the summer weather. A WC completes the internal accommodation on this level.

Moving upstairs, the principal bedroom boasts a stylish ensuite shower room in addition to integral wardrobe storage. The two further bedrooms are also of a good size, with each room having the potential to be alternatively employed as a great home office, study or gym giving the property a good degree of flexibility, and a family bathroom completes the accommodation.

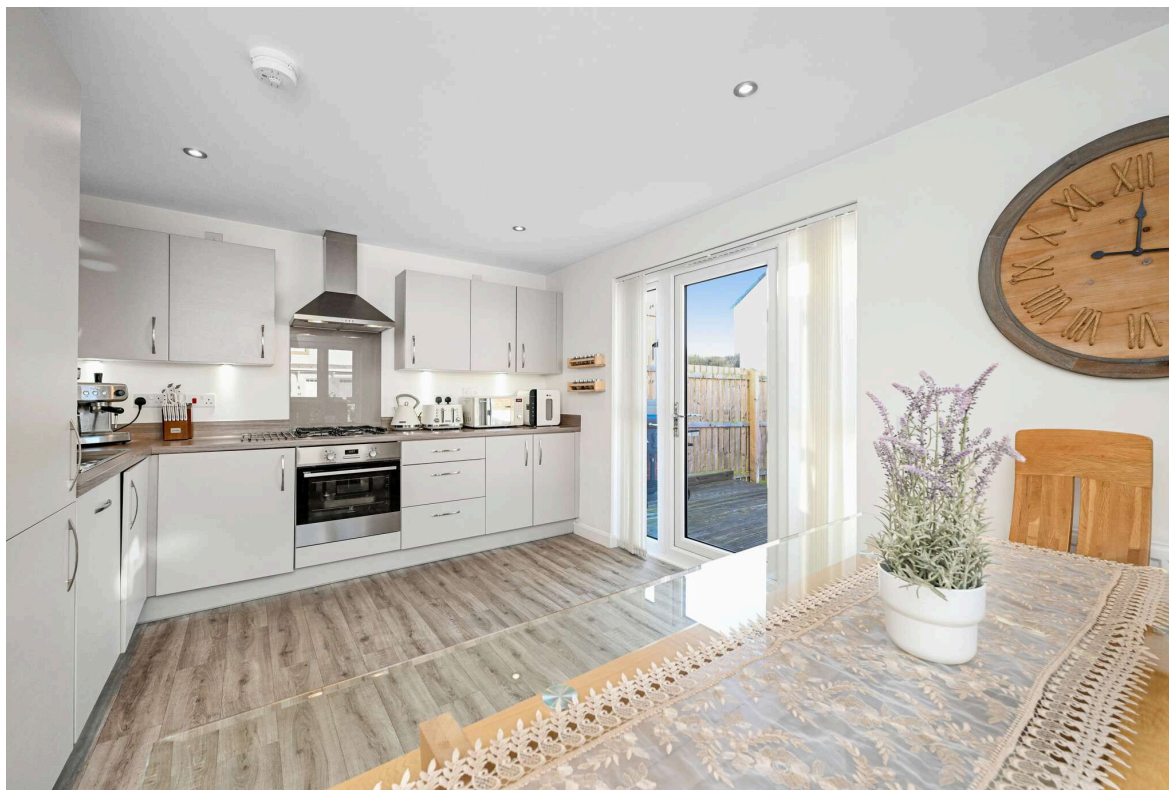
Offering immense appeal to those looking for a family home within easy commuting distance of the city centre, early viewing is highly recommended.

- Three-bedroom end of terrace home
- Popular location
- Living room
- Kitchen/dining room
- Principal bedroom with ensuite shower room
- Two further bedrooms
- WC
- Bathroom
- Rear garden
- Residents parking

Energy Rating C, Council Tax Band E.

Fees payable to factor, Ross & Liddell, approx. £7 per month, with occasional management and admin fees that differ depending on work.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings and integrated appliances will be included in the sale.

The property is situated within the popular Burdiehouse area of Edinburgh, which lies to the south of the City Centre. This is a great position to take advantage of a superb choice of shopping outlets at nearby Straiton Retail Park, including a Sainsburys store and Ikea. Further facilities can be found in adjoining Liberton, with the Cameron Toll Shopping Centre just a short drive away. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

