



10 Lime Kilns View, Edinburgh, EH17 8TS

Description

Immaculately presented four bedroom detached villa forming part of a modern Barratt Homes development, which is well looked after and in excellent condition throughout. The property is situated in the southern suburbs of Edinburgh, close to the excellent shopping facilities at Straiton. It is also situated close to the City Bypass, ideal for the commute east or west. It benefits from an integral garage, monoblocked driveway and private rear garden. It also has gas central heating and double glazing throughout.

The generous family accommodation comprises:

- Entrance hall with carpeted staircase to the first floor
- Generous sitting room with window to front, oak flooring, deep understair cupboard with meters and fuse board
- Kitchen / dining room with cream gloss units with laminate worktops with inset stainless steel sink and appliances including five burner gas hob with extractor hood, electric double oven, dishwasher and fridge freezer
- Separate utility room with worktops, washing machine and dryer
- Downstairs WC with wash-basin
- Upstairs landing with hatch to the loft, shelved linen cupboard and further storage cupboard housing the hot water cylinder
- Partially tiled family bathroom fitted with pedestal wash basin, WC and bath with high-pressure shower over
- Front facing double bedroom with built-in wardrobes



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Master bedroom with built-in wardrobes, fitted carpet and ensuite shower room with wall board within the large shower enclosure, pedestal wash basin and WC
- Further good sized rear facing double bedroom with built-in wardrobes
- Front facing double bedroom

Outside and Gardens

There is a sunny rear garden which is mostly to lawn with a paved patio area and enclosed by fencing, making it child and pet friendly. There is a monoblocked driveway to the front of the property, the space for two cars. The integral garage offers excellent storage and can fit one car.

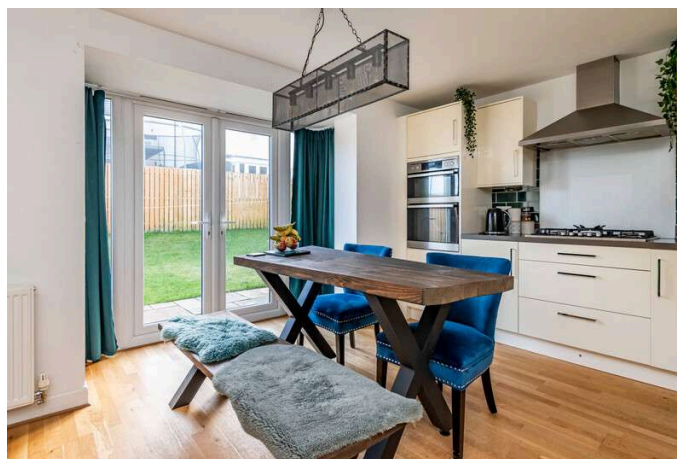
Location

The property is located in the Burdiehouse area of Edinburgh, which lies to the south of the City Centre on the outskirts of the City. From a commuting perspective, there is a 24-hour bus service into the city centre and it also benefits from convenient proximity to the City Bypass, for swift connections to the M8/M9/M90 motorway network and Edinburgh International Airport. It is close to Straiton Retail Park, which has an extensive range of retail outlets, supermarkets as well as an Ikea and Costco. The Edinburgh Royal Infirmary and The University of Edinburgh King's Buildings Campus are also nearby. Local facilities nearby include Liberton Golf Course, Kings Acre Golf Course and Gracemount Leisure Centre. The property lies within the catchment area of Frogston Primary School, St Catherine's RC Primary School, Gracemount High School and Holy Rood RC High School.

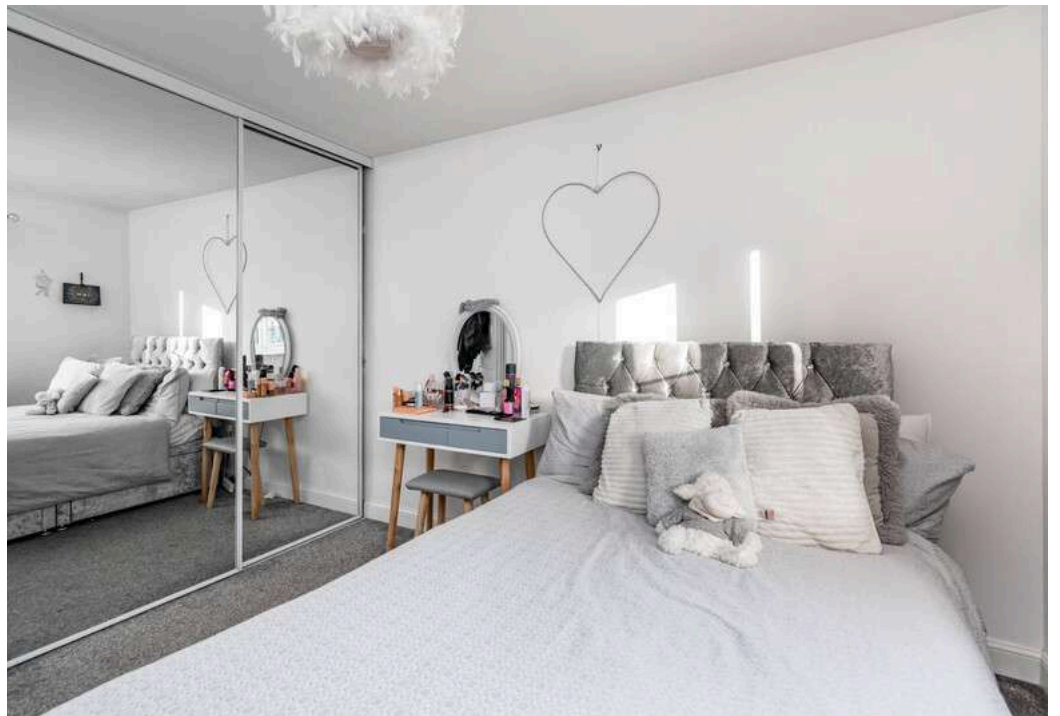
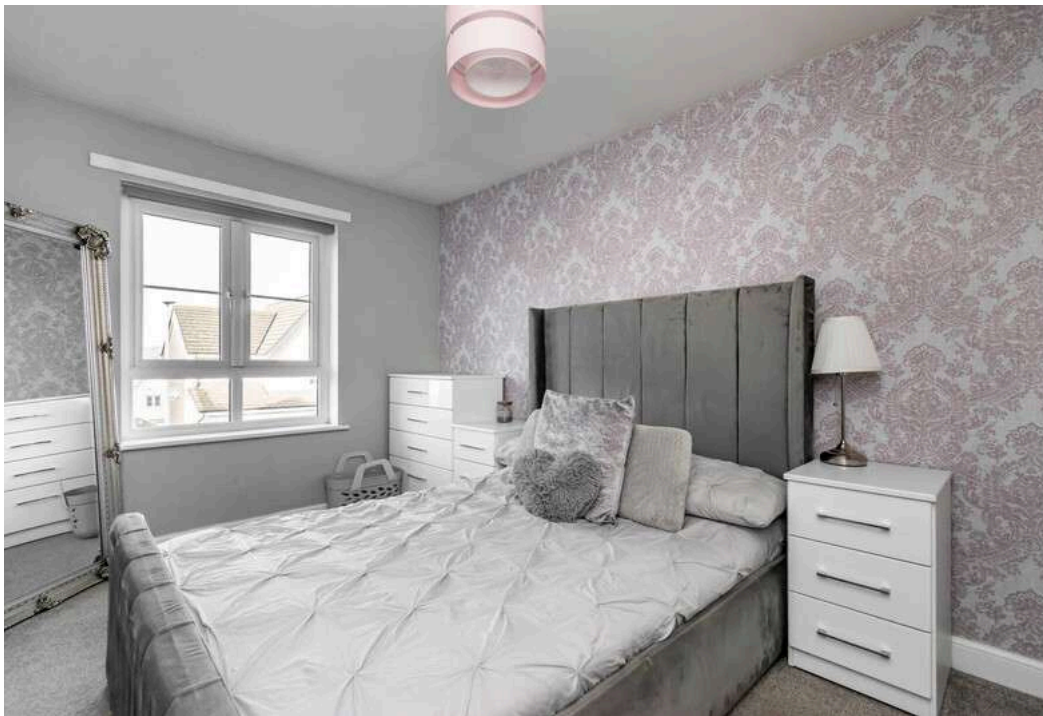
Extras

The fitted floor coverings, blinds, curtains, light fittings and kitchen appliances are to be included in the sale.

Council tax - Tax Band F



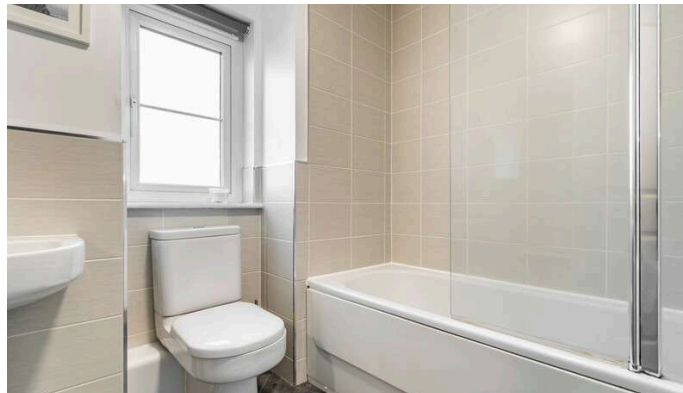
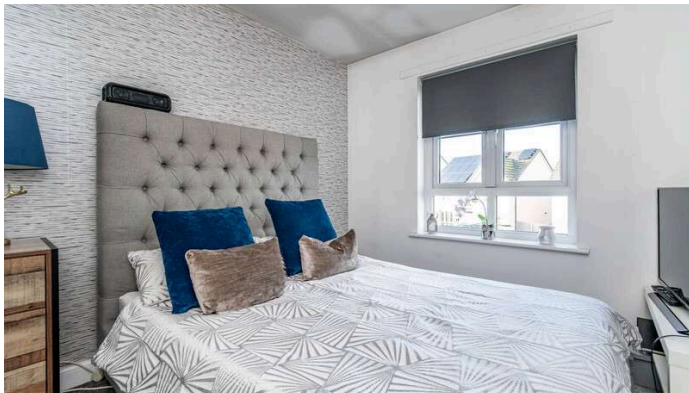
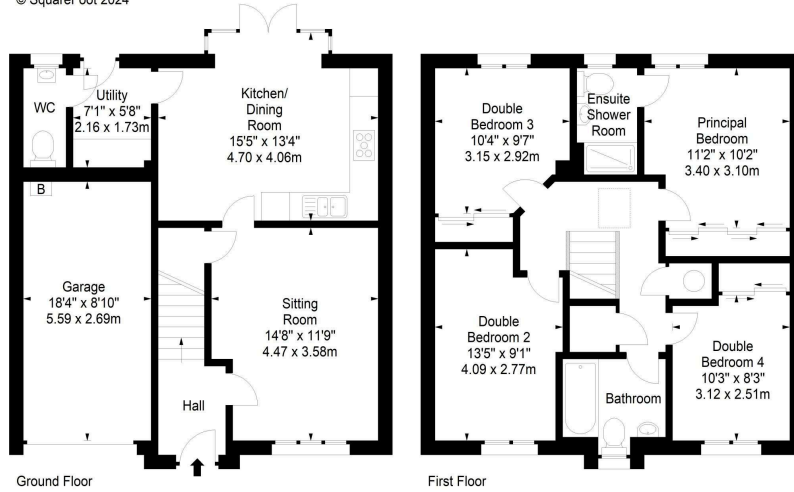




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Approx. Gross Internal Area
1342 Sq Ft - 124.67 Sq M
(Including Garage)
For identification only. Not to scale.
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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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