Harper Macleod LLP
Estate Agents & Solicitors







Offers over £185,000

Flat 5/13 Durie Loan, Burdiehouse, Edinburgh, EH17 8TT

1 2 1









Beautifully Presented Modern Second Floor Flat In Quiet Residential Area

SOLD

Conveniently situated close to the many shops and amenities of Straiton Retail Park, and the City Bypass, this beautifully presented two-bedroom top floor flat offers stylish modern living with delightful views of The Pentland Hills.

Entrance Hall; Living/Dining Room; Modern Open-Plan Kitchen; Two Double Bedrooms; Contemporary Bathroom; Extensive Storage; Gas Central heating; Double-Glazing; Views to The Pentlands; Shared Gardens; Shared Bike Store; Quiet Residential Area.

Factors Fee £85.00 per month.

ACCOMMODATION (WIDEST POINTS)

Living Room/Dining/Kitchen	22'2" x 11'3" (6.76 x 3.45)
Bedroom 1	12'2" x 10'5" (3.71 x 3.20)
Bedroom 2	12'2" x 9'4" (3.71 x 2.87)

LOCATION

Durie Loan is a modern residential street with a mix of flats and houses situated in Burdiehouse, on the southern fringes of the capital. It is an area with an excellent range of amenities given that Straiton Retail Park is only moments away and has a wide range of shops, superstores and restaurants. Regular buses along Burdiehouse Road afford efficient access into the city centre whilst there are golf courses nearby at Braid Hills and Liberton. For a more extensive escape from city life The Pentland Hills Regional Park offers long walks and fine views, whilst both Bilston and Rosslyn glens are within easy reach. For the motorist access to the city bypass is just moments away and offers rapid links to the A1, M8, M9, Edinburgh Airport and The Queensferry Crossing.

EXTRAS

White Goods Included in the Sale

EPC RATING

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VIEWING

Viewing by appointment only Tel: 0131 554 6244



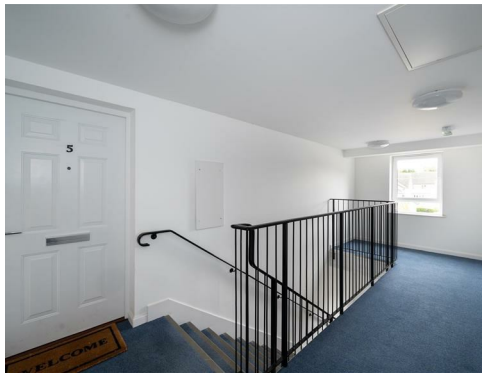








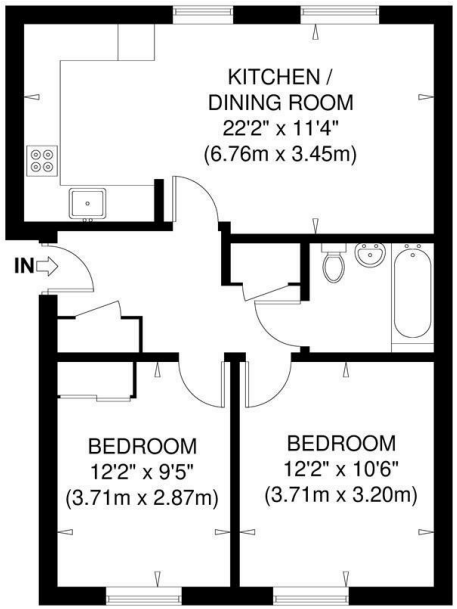












SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 59.1 SQ M / 636 SQ FT

DURIE LOAN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 59.1 SQ M / 636 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.