



LOANHEAD  
47 Burghlee Crescent  
EH20 9BL



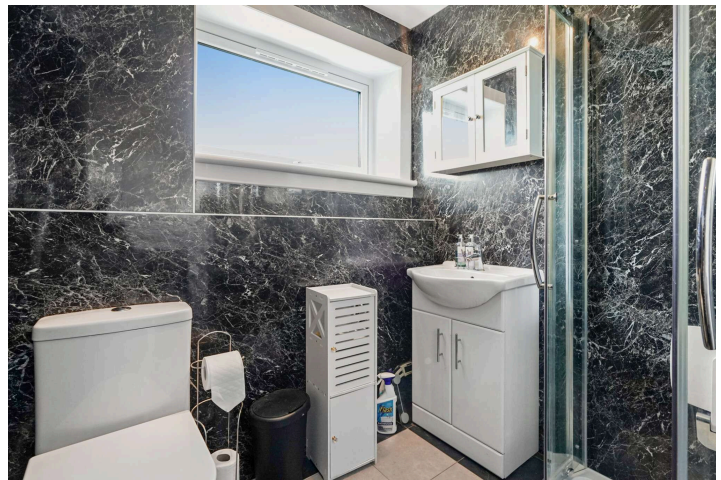
## Semi-Detached

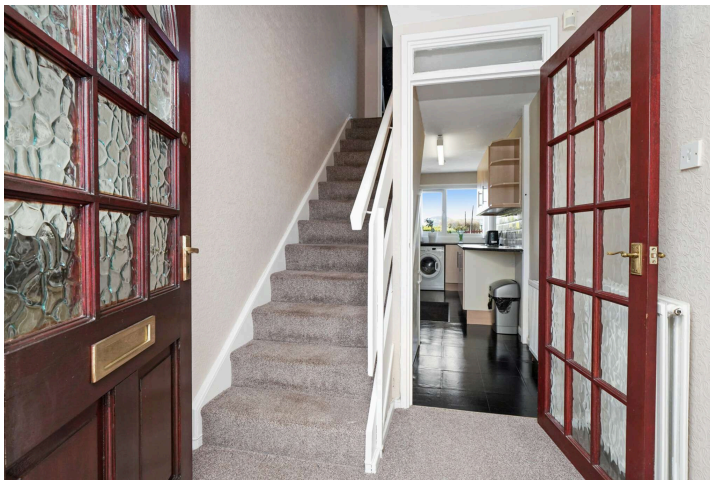
OFFERS OVER £210,000

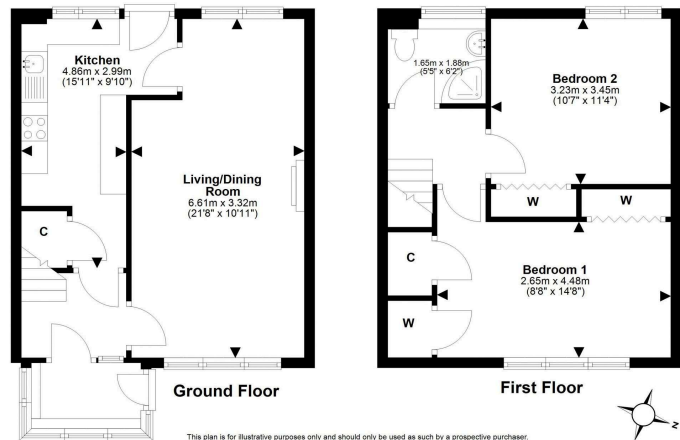
- Entrance porch
- Hall
- Dual aspect livingroom
- Kitchen
- 2 bedrooms
- Shower room
  
- Gas central heating
- Double glazing
- Views towards Pentland Hills
- Private gardens to front, side and rear
- Open aspect over Burghlee Park
- Unrestricted on-street parking
- Situated within a cul de sac



Viewing by appointment please call Solicitors







Viewing is highly recommended of this two bedroomed semi-detached house situated in a cul-de-sac in Loanhead which is a small village located to the south of Edinburgh. The area is popular with commuters, given its easy access to the Edinburgh City Bypass and Motorway links. There is easy access to Straiton Retail Park, which offers several retail outlets including Next and Marks and Spencer. Local recreational facilities include several golf courses and fine countryside walks.

The property opens to an entrance porch which take you to the hallway. The hall has stairs to the upper level and both the kitchen and the living room off. The bright, dual aspect living room features a carpeted floor, electric powered fireplace within a surround and gives access to the kitchen. The rear facing kitchen has tiled floor, handy pantry cupboard and gives direct access to the rear garden. The kitchen offers a selection of base and wall units, integrated oven with gas hob, freestanding washing machine dishwasher and fridge freezer.

Upstairs has a double bedroom to the front with three built in cupboards. To the rear is the second double bedroom with wooden floor, built in cupboard and enjoying open views towards the Pentland Hills. Completing the accommodation is the shower room which has splashboard walls, electric powered shower unit, WC, wash hand basin within a vanity unit and a heated towel rail.

The house has a patio front and side garden ideal for alfresco dining. To the rear is a private garden with both a patio area and a lawn with shrub border.

Additional benefits include unrestricted on street parking, double glazing and gas central heating.

## EXTRAS

All white goods curtains, curtains/blinds, carpets, light fittings, and garden sheds to be included in the sale. No warranties to be given.

## OFFERS

Offers Over £210,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**