

OFFERS OVER £300,000

18 Martin Street
Edinburgh, EH17 8GB

drummondmiller
Solicitors & Estate Agents



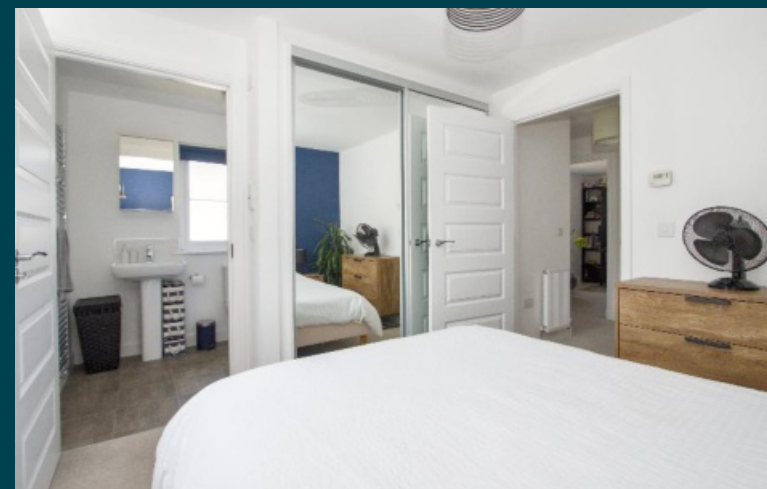
- Exceptional 3-Bedroom Family Home with Modern Kitchen, Driveway and private garden
- Bright and spacious living room
- Contemporary kitchen/dining room with integrated appliances and patio doors to the rear garden
- Private rear garden with lawn, patio and shed
- Drive and front gardens
- Excellent location close to the City Bypass, local amenities and transport links
- EPC B

Description

Drummond Miller is delighted to present this exceptional three-bedroom family home, ideally positioned on a desirable corner plot in the sought-after area of Burdiehouse.

The property offers stylish and well-presented accommodation throughout, with a welcoming hallway leading to a bright and spacious living room, a contemporary kitchen/dining room with integrated appliances, modern finishes and patio doors opening onto the rear garden. A convenient WC completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. Externally, the property benefits from a private driveway, front gardens and a generous enclosed rear garden with lawn, patio area and garden shed. Ideally suited to families, this beautifully maintained home combines modern living with excellent outdoor space and convenient access to local amenities, schools, transport links and the City Bypass.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

Externally, the property benefits from a private single driveway providing off-street parking, together with a well-maintained front garden.

To the rear, there is a generous enclosed garden featuring a lawn, patio area and garden shed. The garden provides an excellent outdoor space for relaxing, entertaining and enjoying warmer months.

Location

Burdiehouse is a well-established residential neighbourhood situated to the south of the city centre.

The property is ideally positioned for access to a range of local amenities, with Straiton Retail Park nearby offering a variety of shops including Sainsbury's and IKEA. Further facilities can be found in neighbouring Liberton, while Cameron Toll Shopping Centre is also within easy reach.

The area is well served by schooling from nursery through to senior level, making it a popular choice for families. Excellent transport links are available, with regular bus services providing access to Edinburgh city centre and surrounding areas. The nearby City Bypass and wider motorway network offer convenient connections for commuters.

Council Tax and EPC

Council Tax band E and has a B-rated Energy Performance Certificate.

Home Report

The property has been valued at £315,000, and a link to the Home Report is available from the ESPC website.

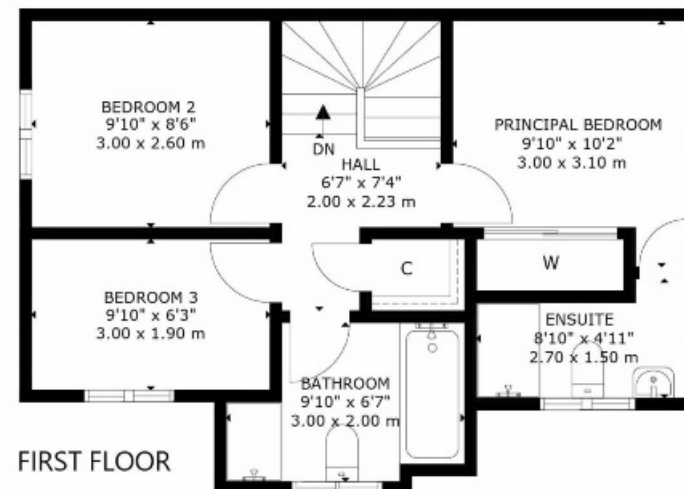
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





18 MARTIN STREET, EDINBURGH, EH17 8GB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 939 SQ FT / 87 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller
Solicitors & Estate Agents

Call us on **0131 229 3399** or
email **property@drummondmiller.co.uk**
drummondmiller.co.uk



Local People. Local Offices.

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh

01506	0131	0131	0141	0131
656 645	663 9568	229 3399	332 0086	665 3131

espc