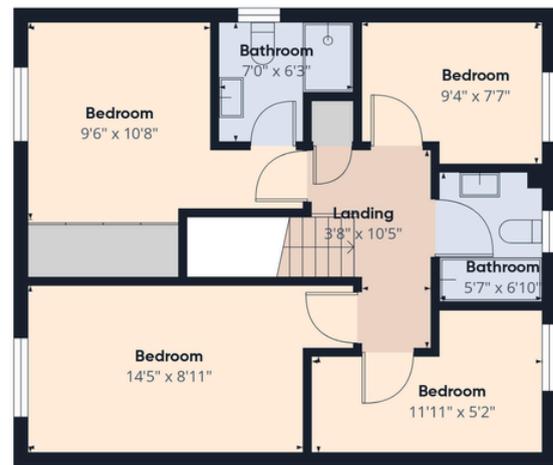




Floor 0



Floor 1



## DESCRIPTION

### Beautiful 4-Bedroom Detached Home in Burdiehouse

Situated in the popular area of Burdiehouse, this stunning 4-bedroom detached home offers ample living space for all the family. Finished to a high standard throughout, the property combines contemporary design with comfortable living, perfect for families or those seeking extra space.

Early viewing is highly recommended.

The property features:

- Welcoming hallway
- Spacious front facing lounge
- Modern fully fitted kitchen/diner with ample storage space and doors to rear garden
- Utility room with WC
- Generously sized primary bedroom with en-suite and mirrored wardrobes
- Three additional bedrooms
- Stylish family bathroom with shower over bath
- Private rear garden with patio area
- Single garage
- Driveway

To arrange a viewing please call 0131 297 3177.



## LOCATION

Burdiehouse is located less than five miles southwest of Edinburgh City Centre. This area boasts a variety of local amenities, with Cameron Toll and Straiton shopping centres just a short drive away, featuring many popular high street retailers, large supermarkets, and accessible petrol stations. There are several local schooling options available including Frogston primary school located on the estate, along with convenient access to Edinburgh's private schools and the University of Edinburgh. The location is surrounded by countryside walks with easy access to the braid hills. The Royal Infirmary is situated a little over two miles away, and various bus services provide easy transport to the city centre and nearby districts. For those commuting outside of Edinburgh, the city bypass is easily accessible, linking to the A1, A68, A7, Edinburgh Airport, and the M8 and M9 motorway network.

