



36 Clippens Drive
BURDIEHOUSE | EDINBURGH | EH17 8TU

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Located in the heart of a well-established, manicured development, surrounded by excellent amenities, quick transport links and vast open green spaces is this well presented four-bedroom detached house with front driveway, private front and rear gardens, double glazing and gas central heating, this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hall, bright and spacious living room, a fully fitted dining kitchen with patio doors leading into the landscaped rear garden that currently comprises the dishwasher, fridge/freezer, double oven, 5 ring gas hob and fan and has a utility room, WC and access out to the rear garden. Upstairs there are four well-proportioned bedrooms, the master with built in storage and an en-suite shower and completing the accommodation is the bathroom with shower over the bath. There is also an attic for extra storage, a single garage housing the boiler and externally the fully enclosed rear garden is made up of a lawn, decking and has an outside tap.

- Well-presented four-bedroom detached house
- Private front and rear gardens and driveway
- Entrance hall
- Bright and spacious living room
- Fitted Kitchen with access to the rear garden
- Four well-proportioned bedrooms, one with an en-suite
- Family bathroom
- Double glazing and Gas central heating
- Attic storage and single garage
- Brand new carpets on the stairs, landing and all 4 bedrooms

Council Tax Band: F Energy Rating: C

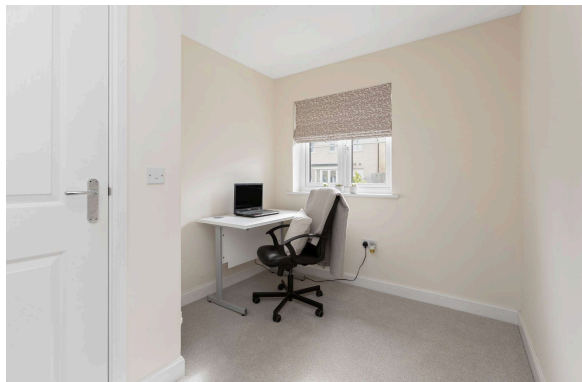
Factoring fees are payable to James Gibb Residential approximately £160 per year and it is paid quarterly

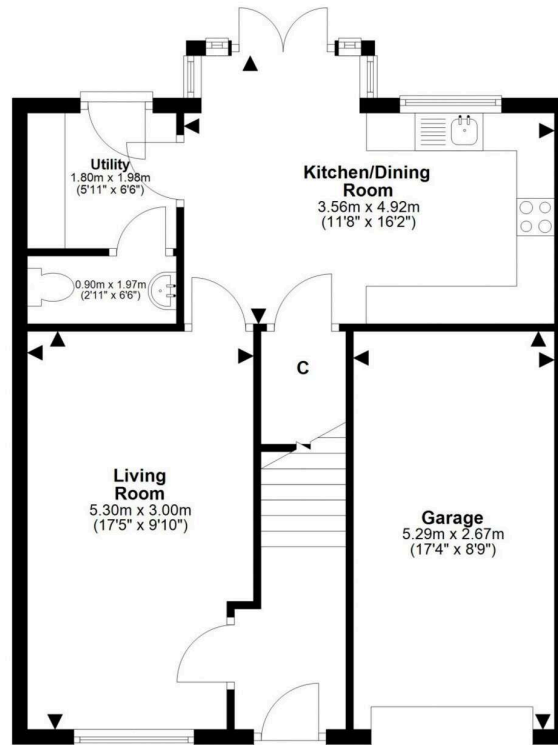
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



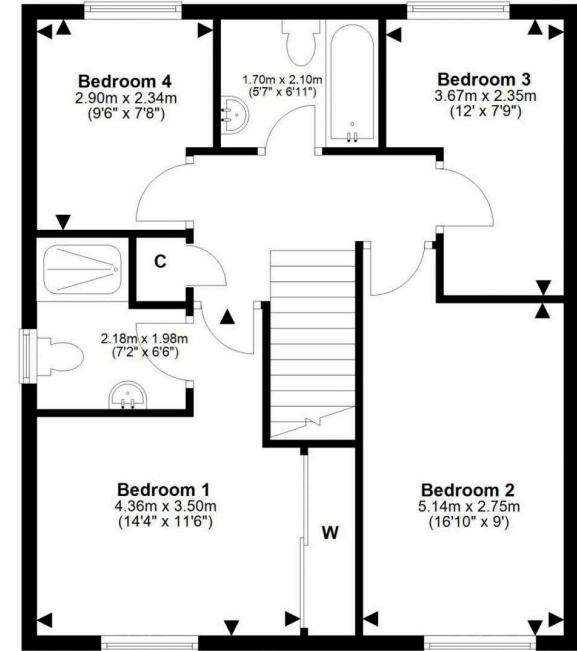
All fittings, fixtures, integrated kitchen appliances, alarm system and the mirrored wardrobe in bedroom 3 are included in the sale of the property, Please note that the dryer in the utility room is not included in the sale.

The property is situated within the popular Burdiehouse area of Edinburgh, which lies to the south of the City Centre. This is a great position to take advantage of a superb choice of shopping outlets at nearby Straiton Retail Park, including a Sainsburys store and Ikea. Further facilities can be found in adjoining Liberton, with the Cameron Toll Shopping Centre just a short drive away. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.