





Welcome

Welcome to Burne Cruick, situated within a sought-after modern development, this attractive three-bedroom end terraced villa offers stylish and comfortable living, ideal for families, professionals, or those seeking a well-connected yet peaceful setting. The property is ideally located in the desirable South Gyle area, west of Edinburgh city centre, beautifully placed for a superb range of amenities and excellent road links. Externally, the home benefits from a fully enclosed private rear garden, with residents' and visitor parking conveniently available within the development. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hallway
- Front facing living room
- Fully fitted dining kitchen
- Ground floor WC and utility room
- Three bedrooms
- Family bathroom comprising WC, wash hand basin and bath with shower over.
- Attic storage
- Gas central heating
- Double glazing
- Private gardens





South Gyle

Burne Cruick is a desirable residential area on the outskirts of Edinburgh forming part of a modern development, offering a perfect balance between city convenience and suburban tranquillity. The area is well-served by a range of local amenities including shops, schools, and recreational facilities, while excellent transport links provide easy access to Edinburgh City Centre and surrounding areas. Nearby green spaces and walking routes enhance the appeal for outdoor enthusiasts, making this an ideal location for a variety of lifestyles. Externally, the home benefits from private gardens to the front and rear, offering a pleasant outdoor space with scope for landscaping or leisure use. Residents' parking is conveniently available within the development.

Agent notes

The development is factored by Ross & Liddell with an approximate annual fee of £120 - £150. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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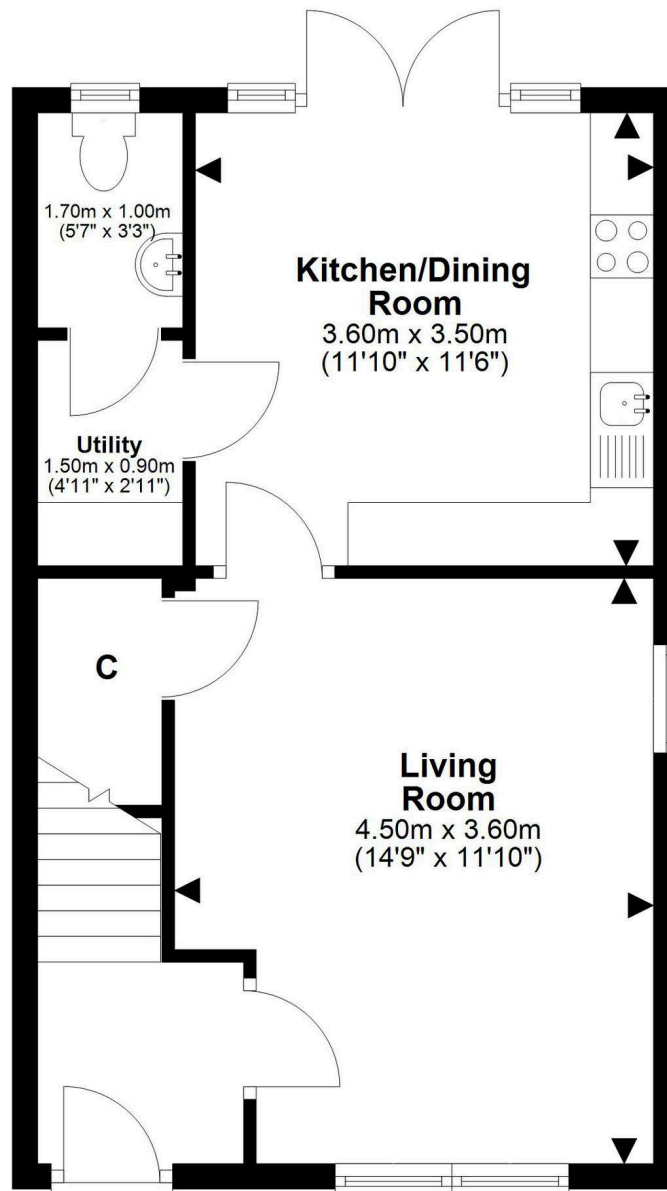
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EH22 1JB

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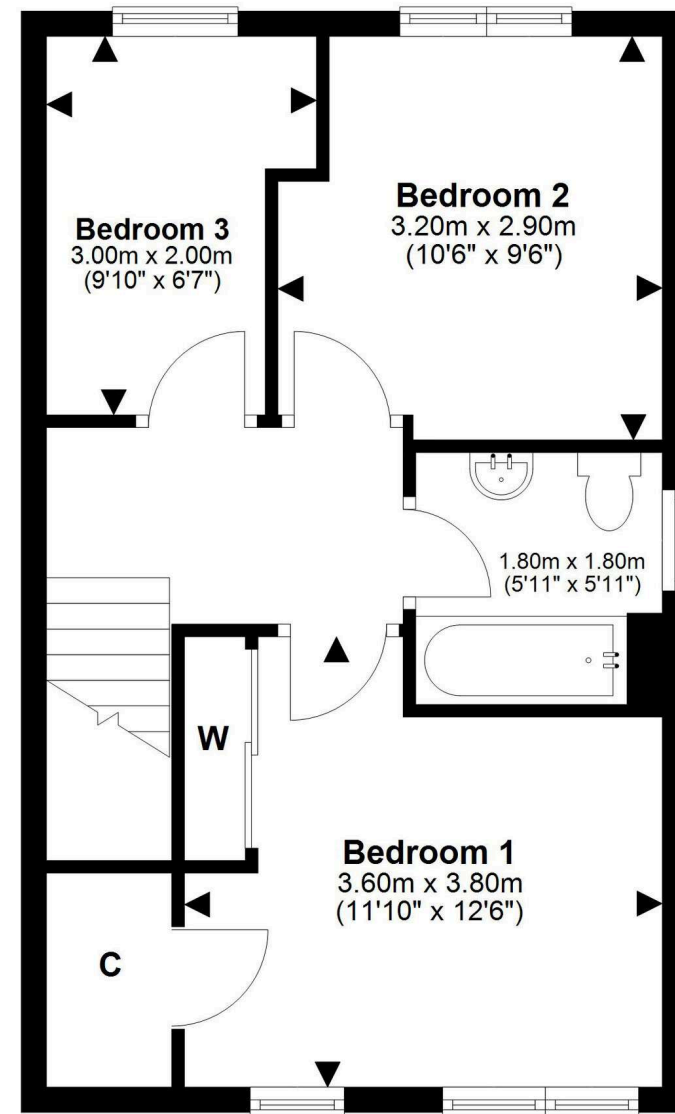
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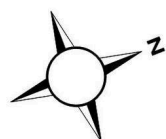
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.