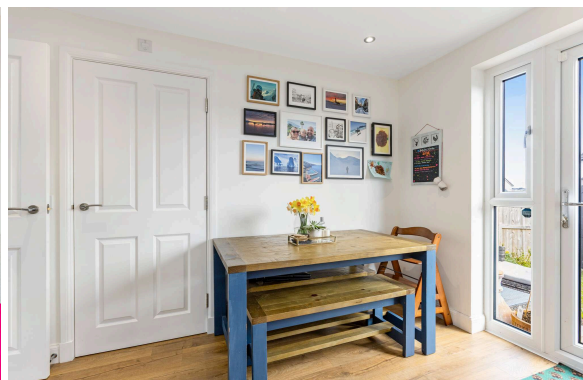




27 Arkaig Gardens
BURDIEHOUSE | EDINBURGH | EH17 8WN


warners
solicitors & estate agents



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Warners are delighted to present this immaculately presented terraced home with private driveway; part of a modern and highly sought-after development in the desirable Mortonhall area. Finished to an excellent standard, the property offers bright, well-proportioned accommodation ideally suited to professionals, couples and young families seeking a stylish and move-in ready home. The accommodation is entered via a welcoming hallway, leading to a spacious living room, complete with useful built-in storage. To the rear, the contemporary dining kitchen provides an impressive and sociable space, fitted with modern cabinetry, integrated appliances and ample room for dining. French doors open onto the rear garden, allowing light to flow through the space and creating an ideal setting for both everyday living and entertaining. A separate utility area with adjoining WC enhances the practicality of the ground floor. Upstairs, the property offers three well-presented bedrooms, including a generous principal bedroom benefiting from a stylish en-suite shower room. Two further bedrooms provide flexible accommodation for family living, guests or home working. A modern family bathroom, fitted with a contemporary suite, completes the internal layout. Externally, the property enjoys private gardens to both the front and rear, with the rear garden laid to lawn and complemented by a patio area. A private driveway provides convenient off-street parking. Further benefits include gas central heating, double glazing, solar panels and a partially floored attic. Combining modern interiors, excellent outdoor space and a highly desirable location, this superb home represents a fantastic opportunity, and early viewing is highly recommended.

Main Accommodation

- Welcoming entrance hallway
- Bright and spacious living room with built-in storage
- Dining kitchen with integrated appliances and French doors to rear garden
- Utility area with adjoining WC
- Principal double bedroom with en-suite shower
- Two further well-proportioned bedrooms
- Modern family bathroom with stylish suite
- Private front and rear gardens with patio area and outside taps & power socket to rear
- Private driveway
- Gas central heating, double glazing & solar panels
- Partially floored attic with ladder access

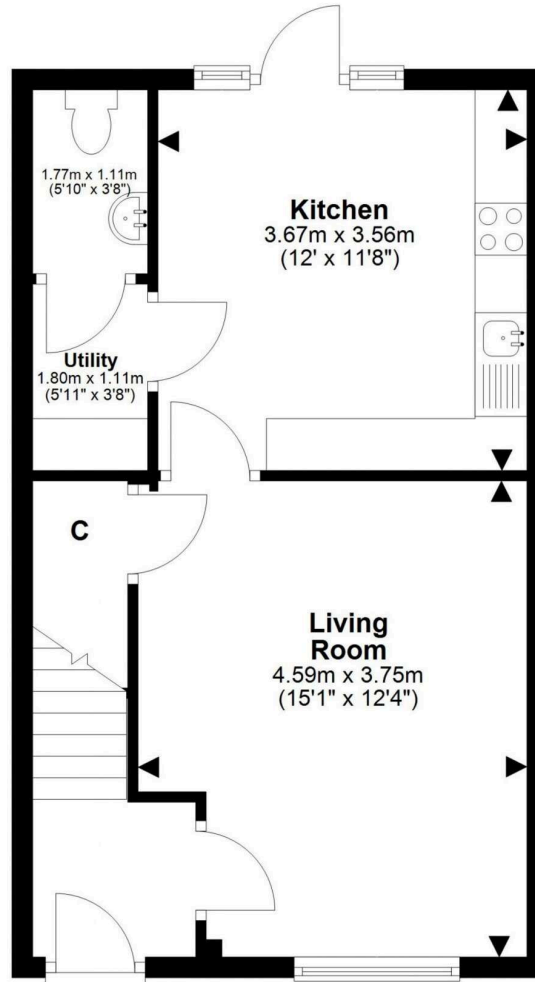
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



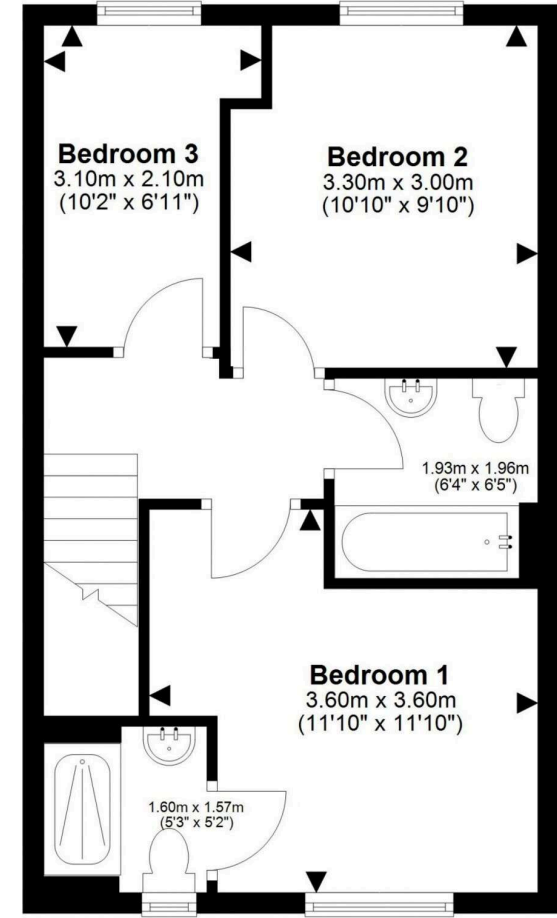
All integrated kitchen appliances will be included in the sale of the property along with all blinds and shoe storage. Other items available with separate negotiation including shed, washer/dryer and wardrobe in bedroom 1. EPC: B. CT: E. Factoring: Ross & Liddell Approx. £100 P/Y - £200 float.

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.