



45
Old Burdiehouse Road
Edinburgh
EH17 8BJ



Quietly set back from the main road, this traditional sandstone cottage is rare to the market and has been lovingly maintained by the current owner. It is situated within the popular residential area of Burdiehouse which is close to an abundance of excellent amenities at Stration Retail along with the City Bypass providing quick and easy access to the North and South. An excellent public transport service passes close by and travels to the City Centre.

The accommodation comprises;

- entrance hallway
- generously proportioned sitting room with feature fireplace
- Large kitchen dining room with door to rear garden
- Fitted with base and wall mounted units and space for freestanding appliances
- Three bedrooms
- Family bathroom
- Excellent storage throughout
- Gas central heating and double glazing

Externally, the property has a large paved driveway to the side providing off street parking, paved rear garden for ease of maintenance. Summerhouse. Single story outbuilding with shower facilities. Further potential to develop subject to the planning.



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KITCHEN BULBS
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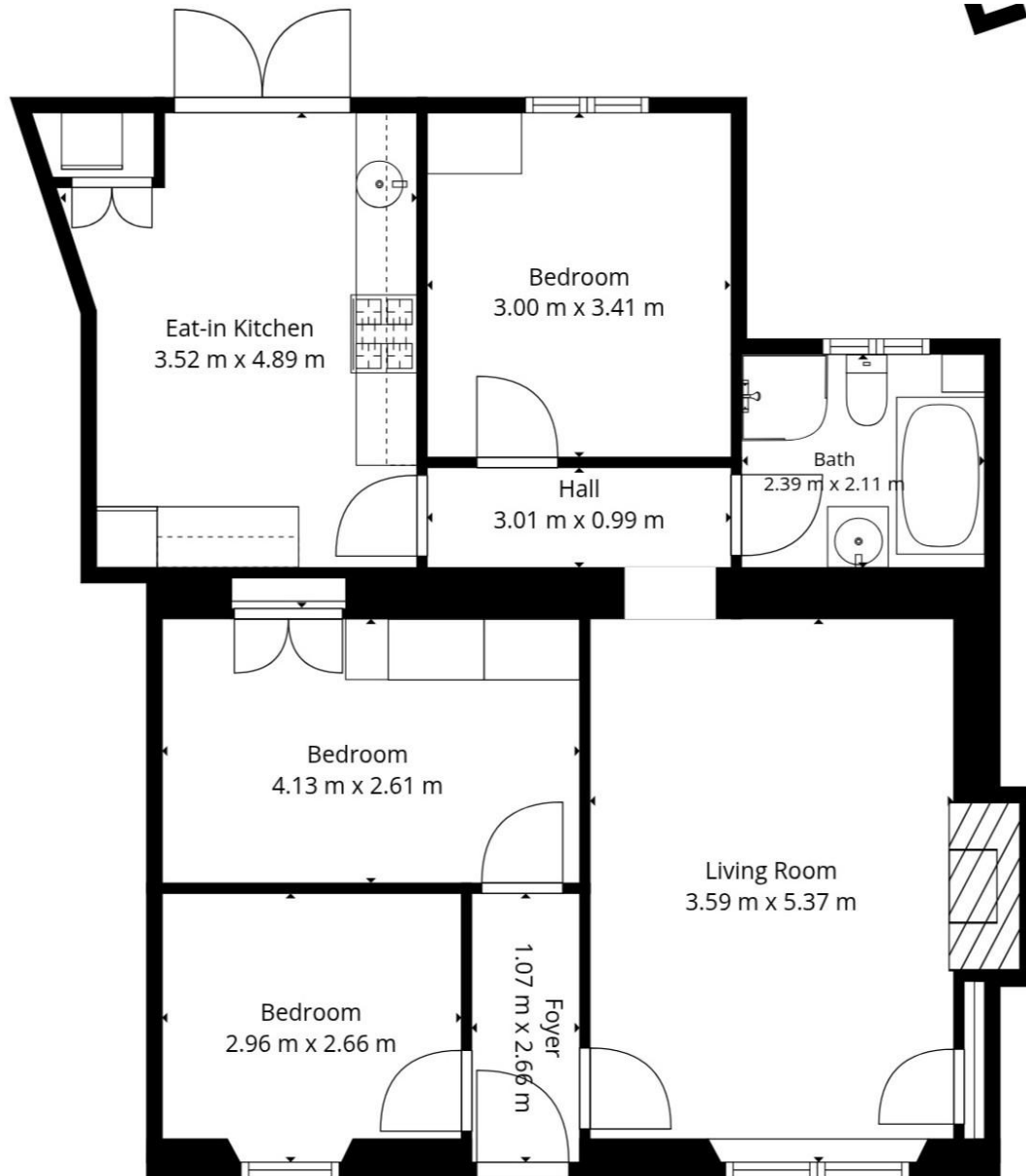
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Old Burdiehouse is a well established quiet residential district lying to the south of Liberton with very easy links to the city bypass with a diverse range of retail facilities.

Within the district is a good choice of local shopping facilities able to meet every possible daily requirement. Alternative and very worthwhile shopping facilities are available nearby at Cameron Toll, a completely enclosed shopping precinct which operates seven days a week. By car, the centre is often only a matter of ten minutes away. Within the precinct are a number of fast-food restaurants, banking and building society services. As the centre is quite literally just off one of the main routes into the City centre, it is also an easy bus trip. These buses continue onto the city centre. The services are regular and frequent, and Princes Street can often be reached in a matter of twenty to twenty-five minutes. In the opposite direction, within a few hundred yards is access to the City bypass.

Thereafter, to join any major trunk route is both simple and direct. The bypass, of course gives very easy access to many parts of the city including Hermiston Gait, South Gyle & Kinnaird Park. Local amenities include Gracemount Sports Centre, several good golf courses, country like walks over the Braid Hills and a dry ski slope nearby at Hillend.

EPC Band- D

Council Tax Band- C







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