



6 Durie Loan, Edinburgh, EH17 8TT



Welcome

Welcome to Durie Loan, this spacious and well-presented main door upper villa offers comfortable accommodation ideally suited to a wide range of buyers. Situated within the popular residential area of Burdiehouse, the property benefits from excellent local amenities, transport links and easy access to Edinburgh City Centre. Further benefits include gas central heating, double glazing, residents' parking, well-maintained communal gardens, and factor-managed grounds providing ease of maintenance and attractive surroundings. The property is presented in move-in condition and offers an excellent opportunity for purchasers seeking a spacious home in a convenient location.

- Main door entrance
- Upper hallway with excellent storage
- Open plan living/dining/kitchen
- Fully fitted kitchen
- Two bedrooms
- Stylish bathroom
- Attic storage
- Gas central heating
- Double glazing





Burdiehouse

Burdiehouse is a well-established residential area situated to the south of Edinburgh, offering a balance of suburban living and convenient access to the city centre. Popular with families and professionals alike, the area benefits from a range of local amenities, including schools, parks, shops, and leisure facilities. Excellent transport links connect Burdiehouse to Edinburgh and surrounding areas, while nearby green spaces and walking routes provide opportunities to enjoy the outdoors. Its combination of affordability, accessibility, and community atmosphere makes Burdiehouse an attractive place to live.

Agents note

The development is factored by James Gibb with an approx quarterly payment of £300.00 to include a block buildings insurance. 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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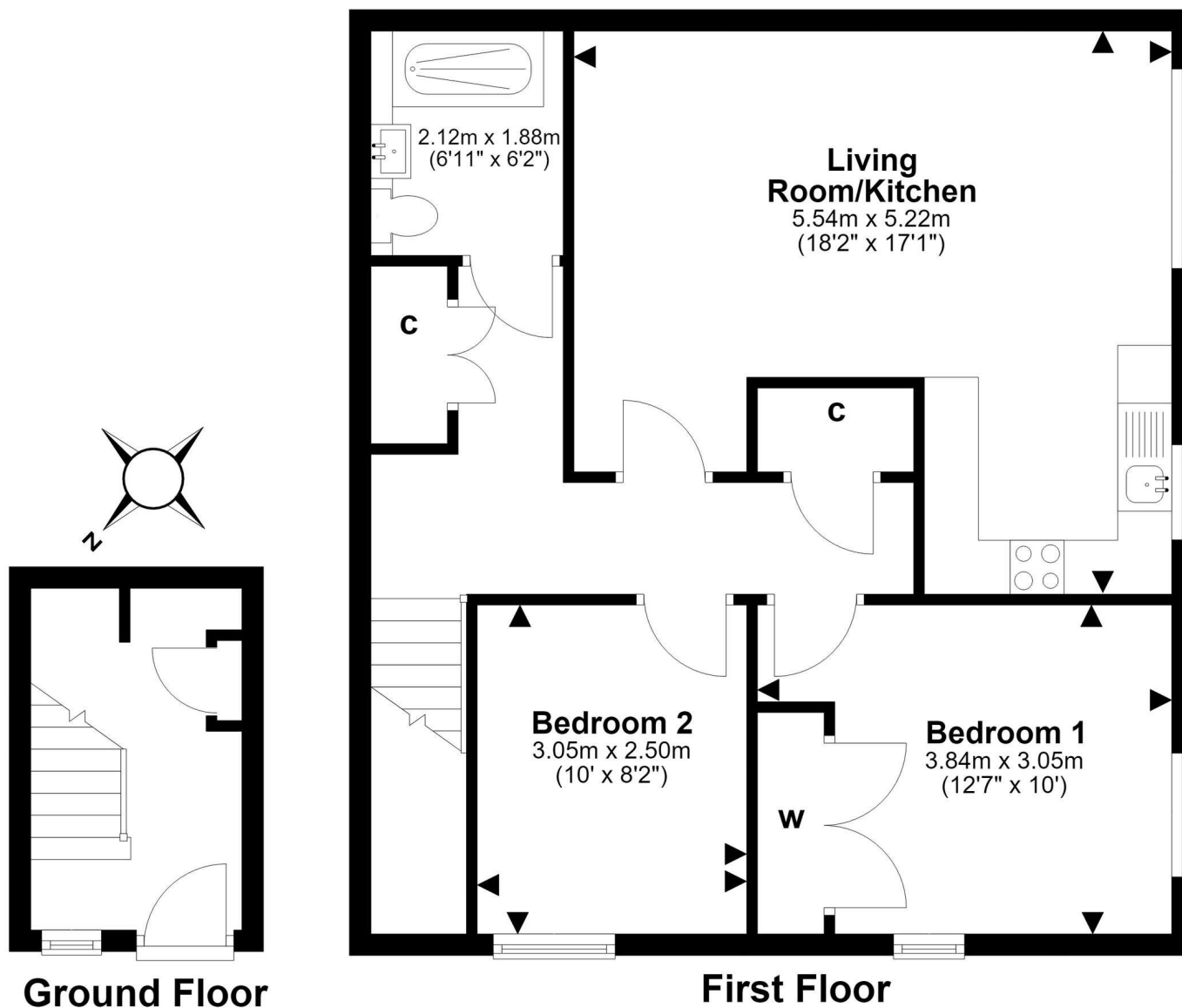
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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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.



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.