



11 Dunnikier Way
EDINBURGH | EH17 8HJ


warners
solicitors & estate agents



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Warners are delighted to present this impressive four-bedroom detached family home, ideally situated in the highly sought-after Mortonhall area of Edinburgh.

The accommodation offers a bright and spacious living room, providing excellent flexibility for a variety of furniture layouts. To the rear, the stylish upgraded kitchen is fully equipped with an induction hob, fan oven, and integrated white goods, and offers ample space for dining. From here, there is direct access to the private rear garden, perfect for both everyday living and entertaining. A separate utility room and convenient ground floor WC further enhance the practicality of the home. Upstairs, the property boasts four well-proportioned double bedrooms. The principal bedroom benefits from built-in storage and a modern en-suite shower room. A contemporary family bathroom, fitted with a three-piece suite, completes the upper level.

Externally, the home is complemented by well-maintained private gardens to the front and rear, along with a double driveway and single garage, providing excellent off-street parking.

The property further benefits from gas central heating and double glazing, ensuring a warm and energy-efficient home all year round.

- Sought-after location in Mortonhall, Edinburgh
- Spacious four-bedroom detached family home
- Modern upgraded kitchen with integrated appliances and dining space
- Private rear garden with direct access, ideal for entertaining
- Principal bedroom with built-in storage and en-suite
- Double driveway, garage, and energy-efficient

Council Tax Band: F Energy Rating: B

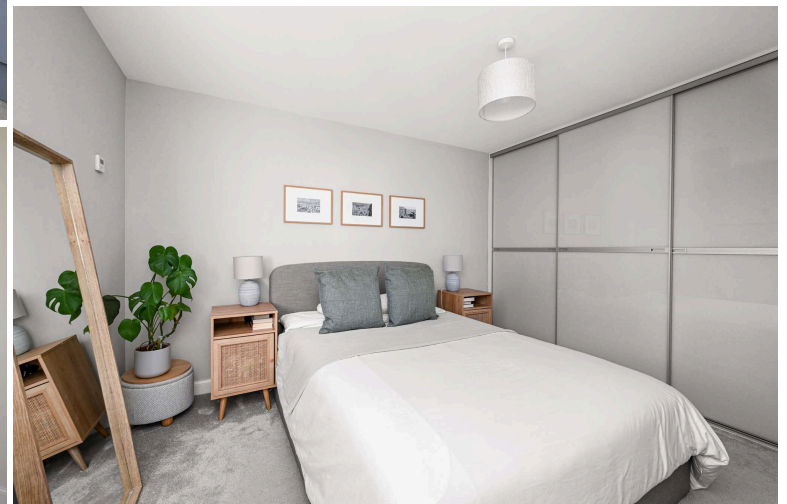
Fees payable to factor, Ross & Liddell are approximately £130 per annum, with a £100 deposit and charge of £70 plus VAT appointment fee.

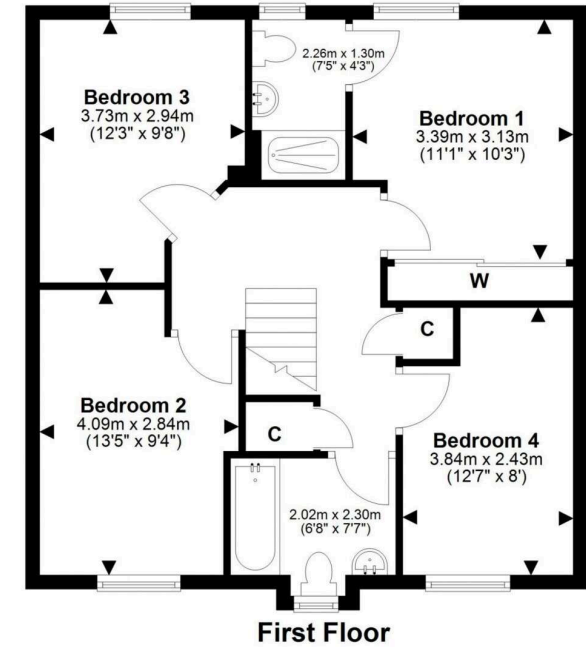
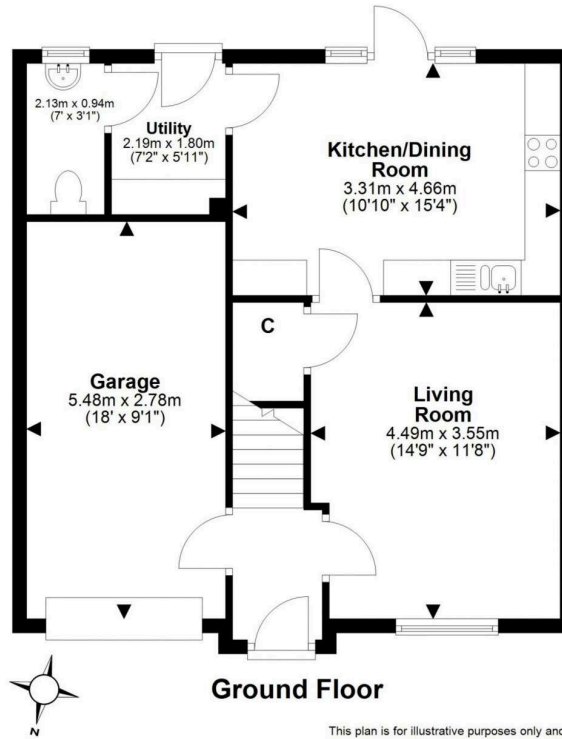
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, fixtures, blinds in the upstairs rooms, washer/dryer in the utility room, wall-to-wall desk in the study, freestanding living room shelving unit, garden shed, bin shed and corner garden bench are included in the sale of the property.

The popular Mortonhall area of Edinburgh lies to the south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre and Straiton Retail Park, with Edinburgh city centre also being within easy reach. There is easy access to a number of golf courses and Hillend Ski Centre is also closeby. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also easily accessible.





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.