

COULTERS[©]

21 ELIZA WIGHAM PLACE

BURDIEHOUSE, EDINBURGH, EH17 8YH

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Bright, well-presented and appealing, this modern terraced house offers comfortable three-bedroom accommodation arranged over two floors. The property is in very good order throughout with a neutral, contemporary finish and provides an excellent opportunity for a wide range of buyers,

The ground floor accommodation comprises a sitting room, a modern kitchen/dining room with a good range of fitted units and integrated appliances, a useful separate utility space and WC. French doors from the kitchen/dining room open directly to the rear garden, creating a lovely connection between the indoor and outdoor spaces.

KEY FEATURES



Modern terraced home presented in excellent condition.



Three bedrooms all on the first floor.



Fully enclosed private garden.



Parking available to front.



Short drive to Straiton Retail Park.



Excellent bus service into the city centre.



EPC Rating - B



Council Tax Band - D



Upstairs, there are two generous double bedrooms, a further single bedroom which is currently used as a home office, and a well-appointed family bathroom with a shower over the bath. The principal bedroom benefits from fitted wardrobe storage.

Externally, the property has parking available to the front, while the private rear garden is fully enclosed and mainly laid to lawn, with paved areas providing space for outdoor seating and dining.

Further features include double glazed windows, gas central heating and solar panels installed on the roof.





THE LOCAL AREA

Burdiehouse is a well-established residential area, roughly five miles south of the city centre and close to Liberton, Gilmerton and Loanhead. The location is ideal for commuters with Straiton Park & Ride just three minutes away by car or a twenty minute walk and with easy access to the city bypass, A7, A68 and A1 and links to the M8 and M9 motorways.

Nearby Straiton Retail Park offers excellent shopping options which include a Next, IKEA, Costco and ASDA superstore.

Leisure and recreational facilities nearby include Gracemount Leisure Centre, golf courses at Liberton and Braid Hills and a dry ski slope at Hillend. The property is in the catchment for Frogston Primary School and Gracemount High School.

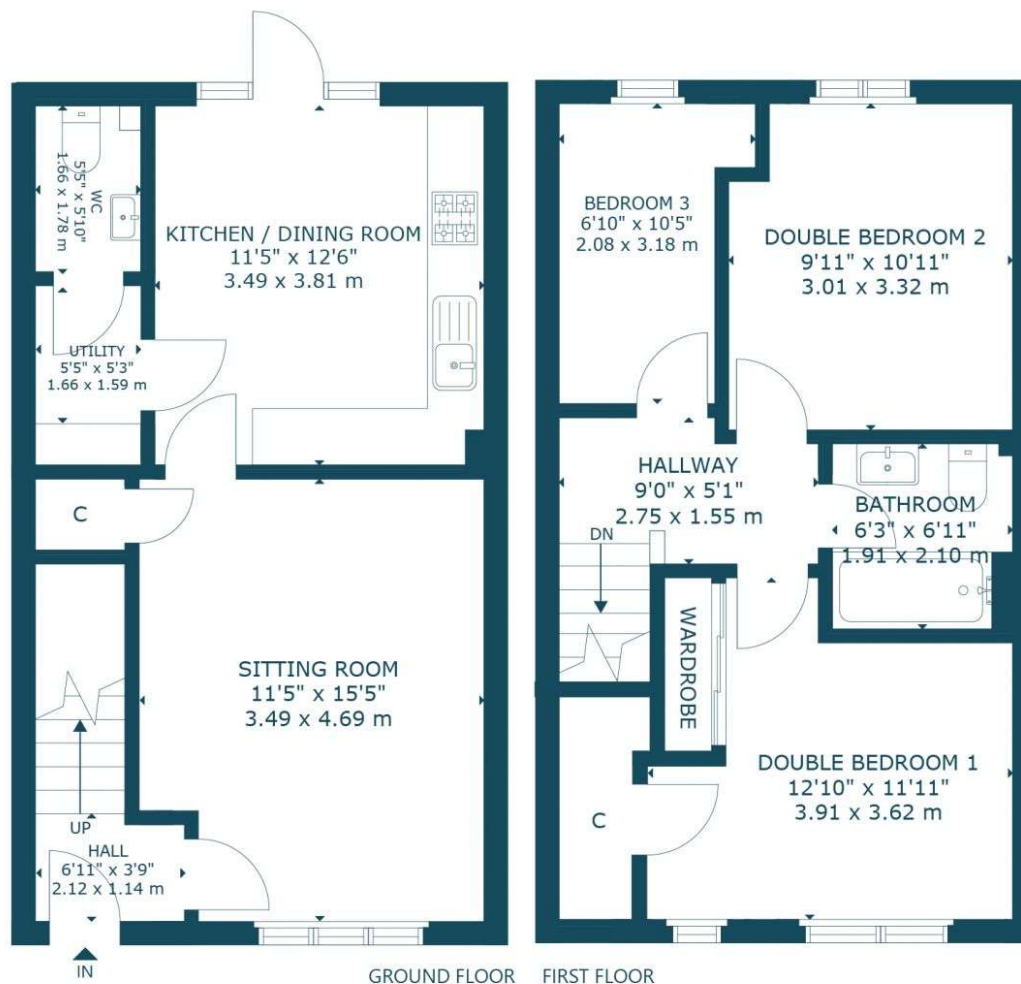
EXTRAS

The fitted flooring, integrated appliances, fitted blinds, and light fittings are included in the sale price. Other items may be available by separate negotiation.

The development is factored by Ross & Liddell for a bi-annual charge of approximately £40 which covers maintenance of the shared grounds.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 829 SQ FT / 77 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.