



22/5 SOUTHOUSE CRESCENT
BURDIEHOUSE, EDINBURGH, EH17 8LD





SUMMARY

Offering bright and airy neutral interiors with a suntrap balcony, this one-bedroom flat is ideally placed for professionals, enjoying a peaceful residential setting on the fringes of Edinburgh, close to the bypass and less than a 30-minute commute from the city centre. It is also an appealing option as a starter home or rental investment, and is move-in ready, featuring a living room with access to the balcony, a tasteful modern kitchen with appliances and a breakfast bar, one double bedroom equipped with built-in storage, additional deep storage in the hall, and a bathroom with a shower-over-bath. The property is set on the second floor of an established development, providing residents with access to landscaped communal gardens and unrestricted on-site parking.

Extras: All fitted flooring, window coverings, light fittings, and appliances are included in the sale.

FEATURES

- Peaceful, well-connected suburban setting
- Bright and airy interiors with neutral décor
- Second-floor flat in a landscaped development
- Communal stair with secure entry system
- Inviting hall with deep storage
- Bright living room with a suntrap balcony
- South-facing kitchen with a breakfast bar
- One good-sized double bedroom with storage
- Bathroom with shower-over-bath
- Neatly maintained communal gardens
- Unrestricted residents' parking
- Gas central heating and double glazing





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington



HOUSE SALES

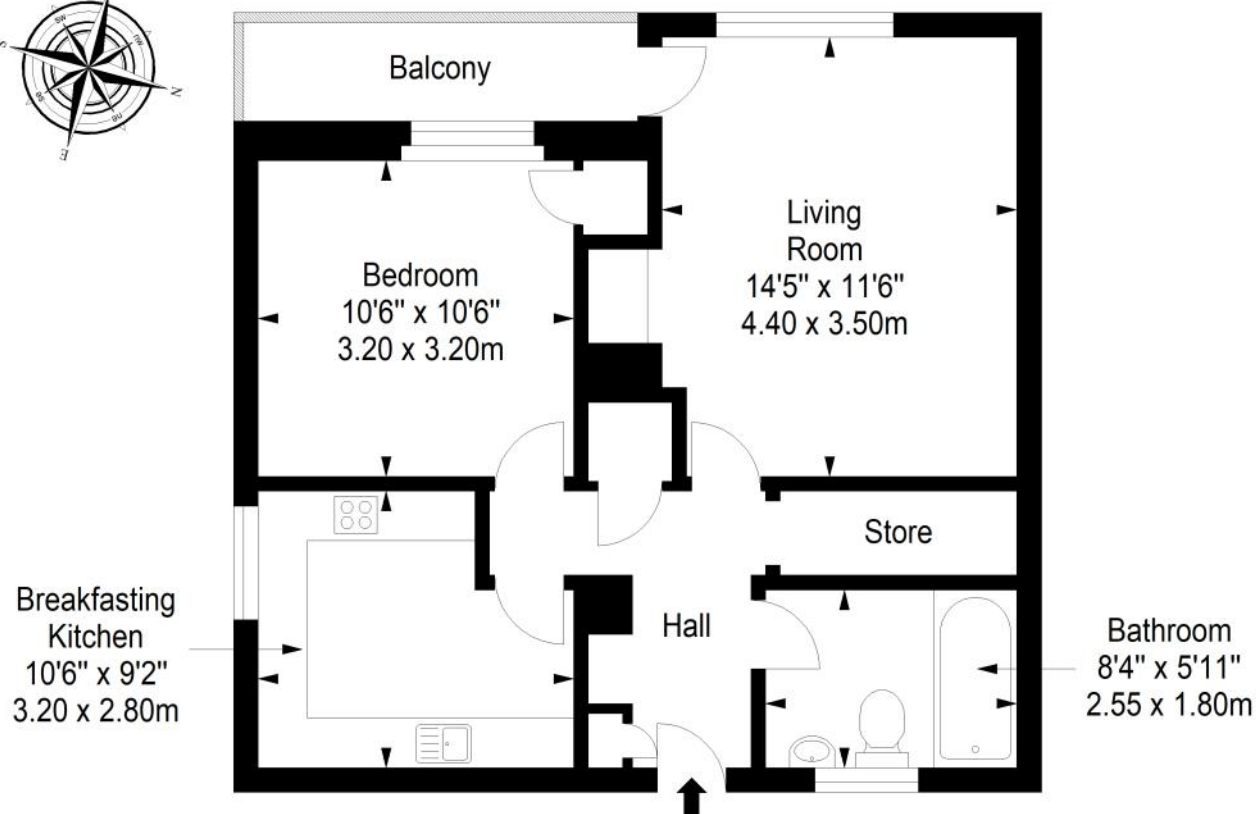
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Second Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



Total area: approx. 51.8 sq. metres (557.6 sq. feet)