



14 Eliza Wigham Place
BURDIEHOUSE | EDINBURGH | EH17 8YH


warners
solicitors & estate agents



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Set in the heart of a modern, manicured development moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented three-bedroom end terraced house. Boasting views of Edinburgh Castle, Arthur's Seat and the Pentlands, and benefitting from gas central heating, double glazing, ample storage and off-street parking this property would make an ideal buy in a well-connected location. Downstairs the accommodation comprises a welcoming entrance hallway, a bright and spacious lounge with stunning views, fully fitted stylish kitchen with patio door out to the rear garden, a utility room with washer/dryer and downstairs WC. The stylish kitchen currently comprises an induction hob, oven and fan, fridge/freezer, dishwasher, has stylish Amtico flooring, a boiler cupboard and dining area. Upstairs there are three well-proportioned bedrooms, the master with built-in wardrobe and stunning views and completing the accommodation the bathroom with shower over the bath and a heated towel rail. Externally the fully enclosed rear garden is made up of a lawn, patio, shed, fitted external sockets and tap.

- Modern End terraced house in move-in condition
- Stunning views of Edinburgh Castle, Arthur's Seat and the Pentlands
- Private garden and off-street parking
- Welcoming hallway
- Bright and spacious lounge
- Fully fitted stylish kitchen
- Three well-proportioned bedrooms
- Bathroom and a downstairs W/C

Included in sale of the property-

- Blinds and curtains
- Integrated kitchen appliances
- Shed in garden
- Mirror cabinet in upstairs bathroom
- Wall mounted book shelves in nursery
- shelves and shoe rack in storage room

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

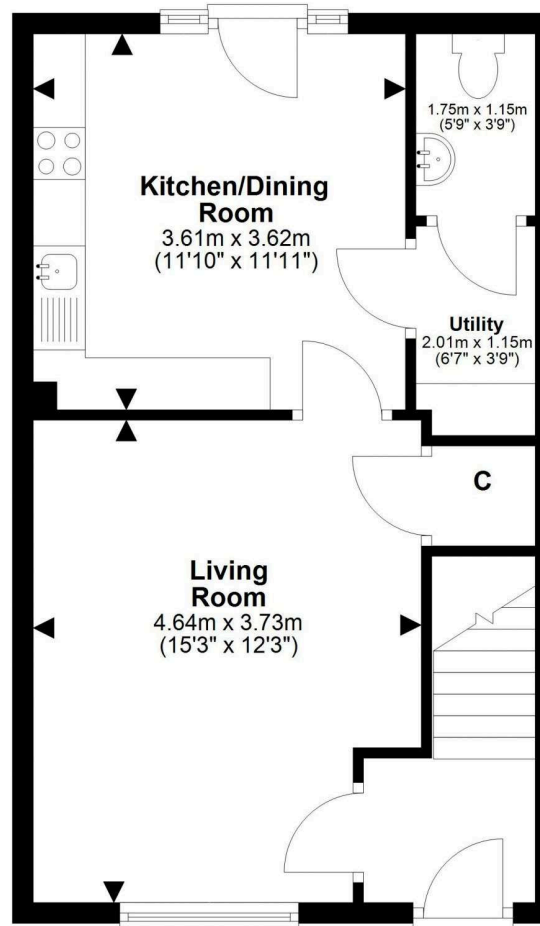
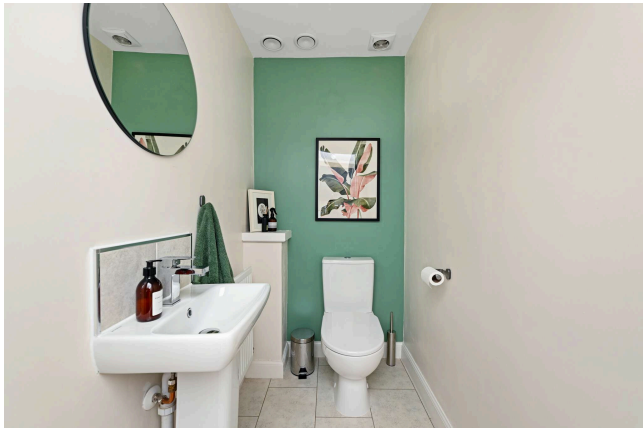


The property is situated within the popular Burdiehouse area of Edinburgh, which lies to the south of the City Centre. This is a great position to take advantage of a superb choice of shopping outlets at nearby Straiton Retail Park, including a Sainsbury's store and Ikea. Further facilities can be found in adjoining Liberton, with the Cameron Toll Shopping Centre just a short drive away. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

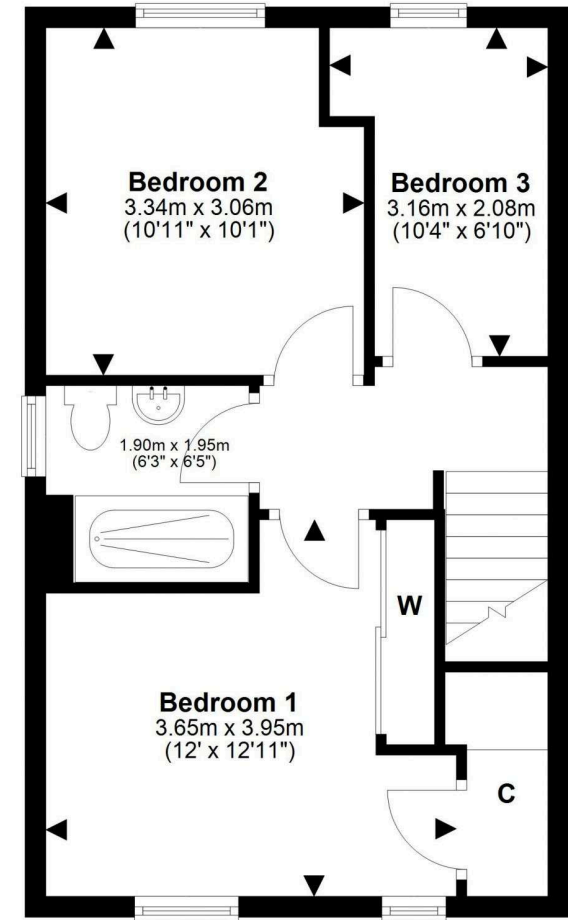
Energy rating B, Council tax band D.

Factor fee with Ross & Liddell, approximately £180 per year





Ground Floor



First Floor



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.