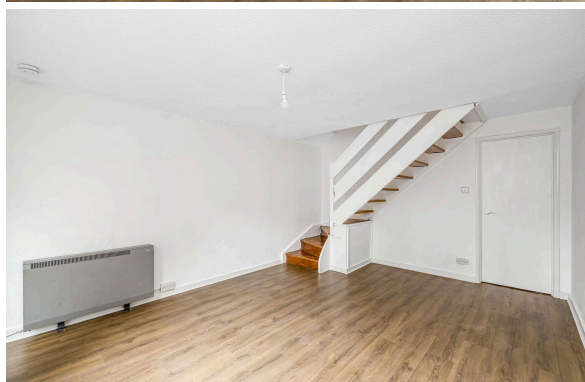
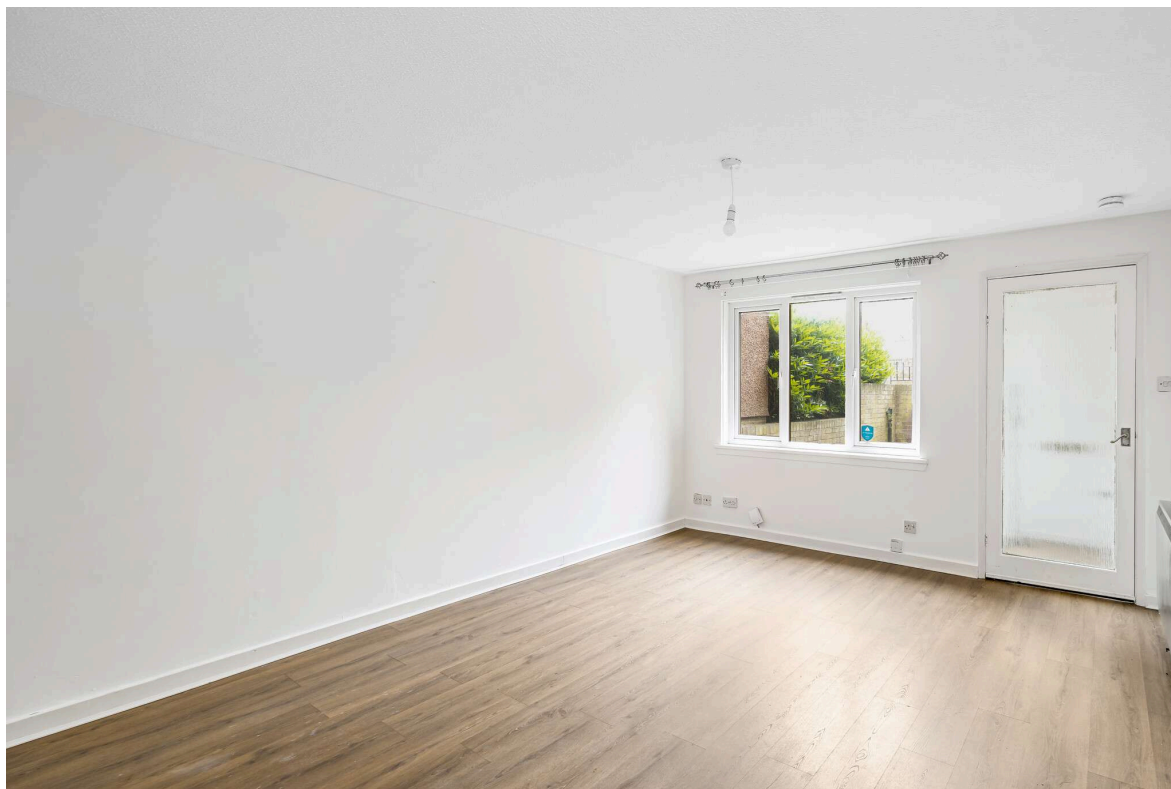




17 Robert Burns Drive,
LIBERTON | EDINBURGH | EH16 6YP


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17 Robert Burns Drive, LIBERTON | EDINBURGH | EH16 6YP

Set on a quiet development, moments from excellent amenities, a myriad of university buildings, quick transport links and vast open green spaces is this two bedroom terraced house. Now in need of modernisation the property enjoys private front and rear gardens, and ample on street parking.

The accommodation comprises a welcoming entrance vestibule, a bright lounge, a dining kitchen with garden access and upstairs boasts two well-proportioned double bedrooms (one with built-in wardrobes) and the home is completed by a bathroom with shower over bath. Externally the rear garden is paved, ideal for low maintenance.

- Terraced house in quiet setting
- Close to excellent shops and transport links
- Close to King's Buildings and Royal Infirmary
- Private gardens
- Welcoming vestibule
- Bright lounge
- Dining kitchen with garden access
- Two large double bedrooms
- Bathroom with shower over bath

Council Tax Band D, Energy rating E

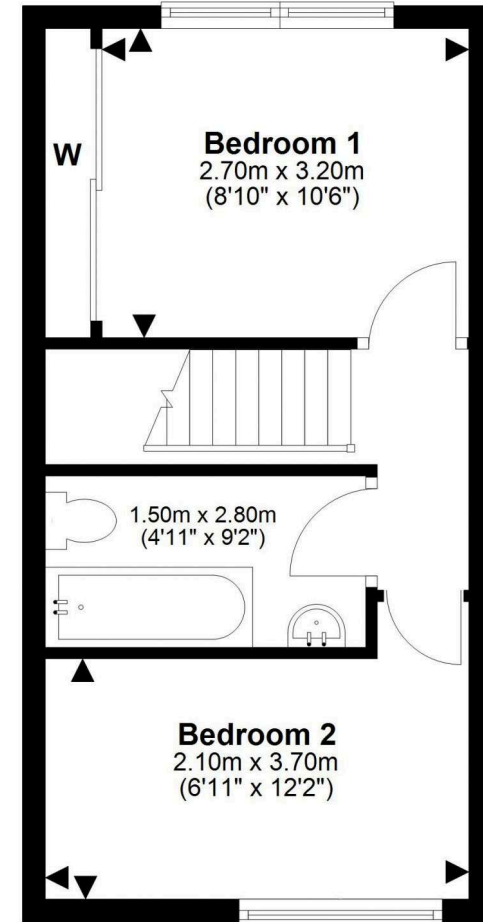
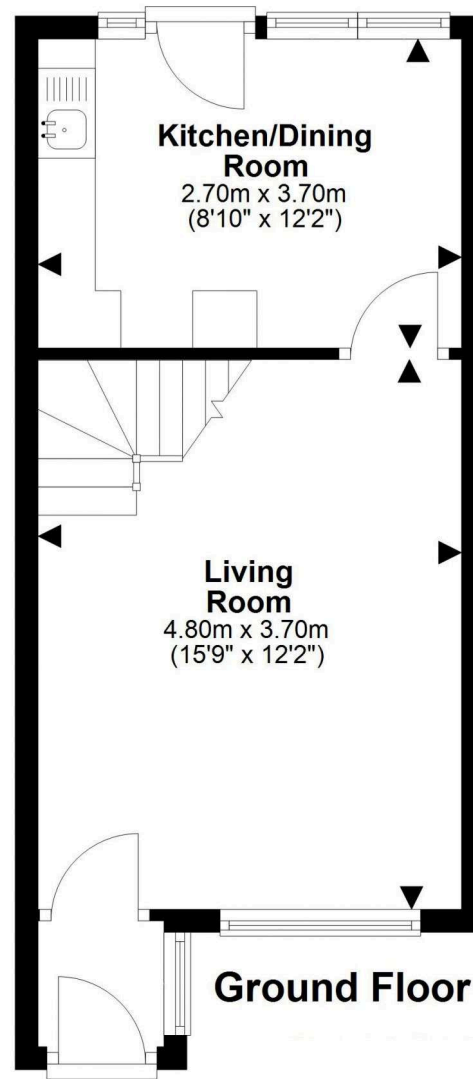
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds existing lighting & TV/internet equipment will be included in the sale.

Liberton is a highly sought-after suburb to the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks.





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.