










Offers Over  
**£190,000**

## 9/6 Durie Loan

Burdiehouse | Edinburgh | EH18 8TT

A tastefully presented second floor flat forming part of a popular modern development, well located for commuting to the city and with a good choice of amenities close at hand.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Residents parking
-  Communal grounds
-  EPC rating – B
-  Council tax band - C



## Description

An excellent first home or investment property, the flat is in attractive move-in condition throughout and offers well-proportioned accommodation which briefly comprises: hallway with two built-in storage cupboards, generously sized reception/dining room which enjoys a bright south facing aspect and light neutral décor, open plan to a stylish contemporary kitchen which has been fitted with a variety of white base and wall units, complete with modern splash tiling and coordinated worktops, spacious principal bedroom with carpeted floor and fitted mirrored wardrobes, second good sized double bedroom, and family bathroom with WC, pedestal basin, and bath with shower and splash screen.



## Extras

All floor coverings, light fittings, and integrated appliances will be included.

## Gardens, Parking and Factor

The property is surrounded by extensive lawned communal garden grounds, bordered by hedgerow, a timber fence and small trees. Ample residents parking is located to the front.

The communal areas are maintained by James Gibb factors and is presently charged at £180 per quarter with an initial £250 float required.

## Viewing

By appointment through Neilsons (0131 625 2222).





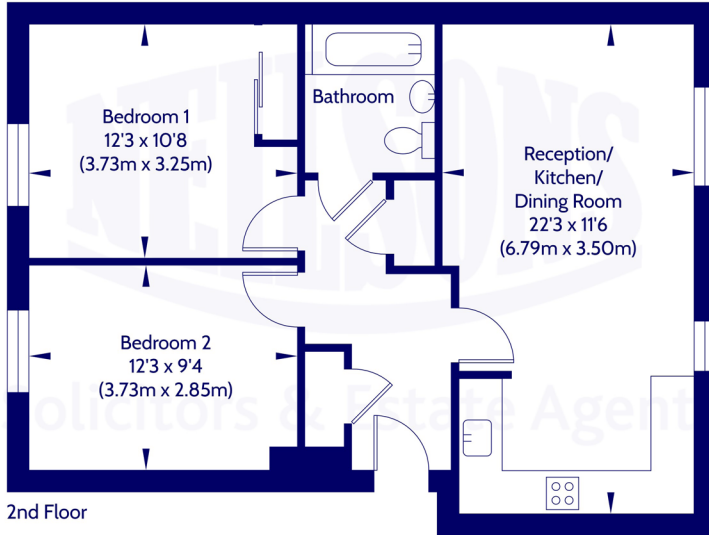
## Location

Durie Loan forms part of a popular modern development, lying approximately six miles south of Edinburgh's City Centre. The property is well placed for access to excellent amenities including the nearby Straiton Retail Park, which hosts popular restaurants together with a wide range of high street named shops and services including a Sainsbury supermarket and M&S food hall. Regular bus services lead to and from the City Centre and surrounding areas and the area is particularly convenient for easy access to the City Bypass which links with the A1, M8/M9, Edinburgh International Airport and the Queensferry Crossing. Schooling is available within the vicinity ranging from nursery to secondary level with Edinburgh University's King's Building campus and The Royal Infirmary Hospital, both within easy reach. There are many recreational/leisure facilities in the area including Gracemount Leisure Centre with swimming pool and there are many popular golf courses on hand together with Hillend dry ski-slope.





Approx. Gross Internal Floor Area 59 Sq M / 632 Sq Ft.



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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