Jardine Phillips
Solicitors • Estate Agents

BURDIEHOUSE

51 CLIPPENS DRIVE
EH17 8TU



4 | 2 | 2

EPC RATING: B

FIXED PRICE £410,000

PROPERTY DESCRIPTION

- Entrance hallway with door to garage and staircase to first floor
- Large living room – perfect for relaxing
- Spacious kitchen/dining room with a wide array of dove grey shaker style fitted units & appliances, lots of space for dining & entertaining and French doors directly out to the garden
- Handy utility room with fitted cupboards, washing machine & door to rear garden
- Downstairs wc
- Principal bedroom with fitted wardrobes Ensuite shower room with walk in shower, sink & wc
- Three further double bedrooms, two with fitted wardrobes
- Great sized family bathroom with bath with shower over, sink & wc
- Gas fired central heating from combi boiler located in the garage
- Upvc double glazed windows
- Expansive rear garden with paved patio area with greenhouse and large lawned area with border
- Integral single garage with door into the house, driveway to front and free on street parking
- Factor fee of approx. £14pcm to cover maintenance of communal grounds around the development





VIEWING

By appt pls call

Jardine Phillips

0131 4466850











CONTEMPORARY FOUR BED DETACHED HOUSE ON POPULAR DEVELOPMENT CLOSE TO STRAITON

Built less than 10 years ago, this modern detached property has been well maintained and provides excellent accommodation, including a large sitting room, spacious kitchen/diner with glass doors to the expansive garden, a handy utility room and a downstairs wc. Upstairs there are four good sized bedrooms, the principal with ensuite and most with fitted wardrobes. There is also an integral garage & driveway to front. Located minutes from the wide array of amenities available at Straiton Retail Park, with easy access onto the city bypass or into town via the numerous bus services, this would make an ideal home for a family or professionals wishing to have access to the great outdoors.

AREA

Situated less than four miles from the city centre, close to the popular area of Straiton, this property has easy access to an excellent range of local amenities at nearby Straiton Retail Park with its wide selection of shops, supermarkets, restaurants & leisure facilities. The area is particularly popular with families & professionals due to its convenient access to Edinburgh City Centre, the City Bypass (A720) and major motorway networks. Regular bus services operate nearby, providing excellent public transport links throughout Edinburgh. Residents can also enjoy access to wide open spaces, walking routes & recreational facilities in the surrounding area. There are excellent local schools and the property is in the catchment for Frogston & St Catherine's RC Primary Schools and Gracemount & Holy Rood RC High Schools. With its easy access to amenities and transport links, this area has become one of the most sought after locations on the outskirts of Edinburgh.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£410,000



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Living room	4.50m x 3.55m
Kitchen/dining room	4.70m x 3.30m
Utility room	2.15m x 1.85m
Bedroom 1	3.40m x 3.15m
Bedroom 2	3.60m x 2.85m
Bedroom 3	3.15m x 2.95m
Bedroom 4	3.85m x 2.45m
Garage	5.75m x 2.80m



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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