



30 Clippens Drive
BURDIEHOUSE | EDINBURGH | EH17 8TU

warners
solicitors & estate agents



30 Clippens Drive

BURDIEHOUSE | EDINBURGH | EH17 8TU

Nestled in a quiet, modern estate moments from the excellent amenities at Straiton and close to quick transport links and vast open green spaces is this immaculately presented detached home. Boasting a wide driveway, garage and front and rear gardens this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge, a contemporary dining kitchen with attractive units, generous dining space and French doors to the rear garden and the ground level is completed by a useful utility room and W/C. Following up a carpeted staircase the upper level enjoys a master bedroom with elegant en-suite shower room, three further well-proportioned double bedrooms and the villa is completed by a stylish main bathroom with shower over bath. Externally the fully enclosed South facing rear garden is mainly laid to lawn with a paved and decked area ideal for al fresco entertaining and dining.

- Modern detached home in quiet, yet well-connected street
- Wide driveway, garage and front and rear gardens
- Welcoming hallway
- Bright lounge
- Contemporary dining kitchen with utility room
- Four double bedrooms
- Two bathrooms and a W/C

Energy Rating: C Council Tax Band: F

Factor Fees: James Gibb at approx £14 per month

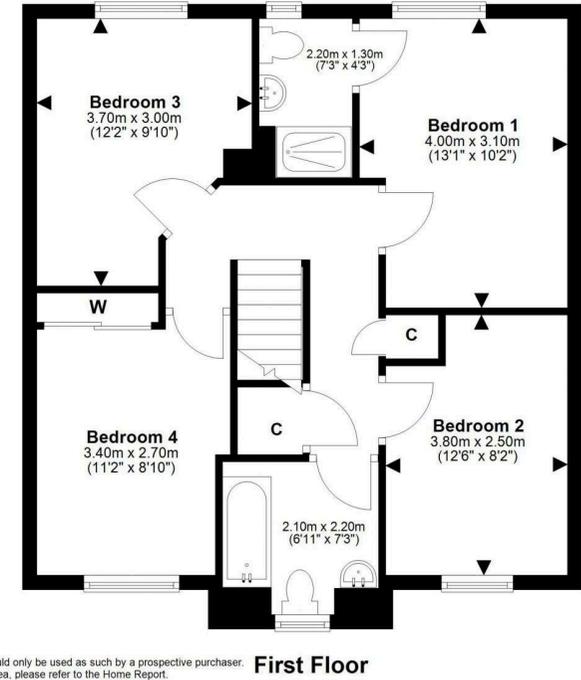
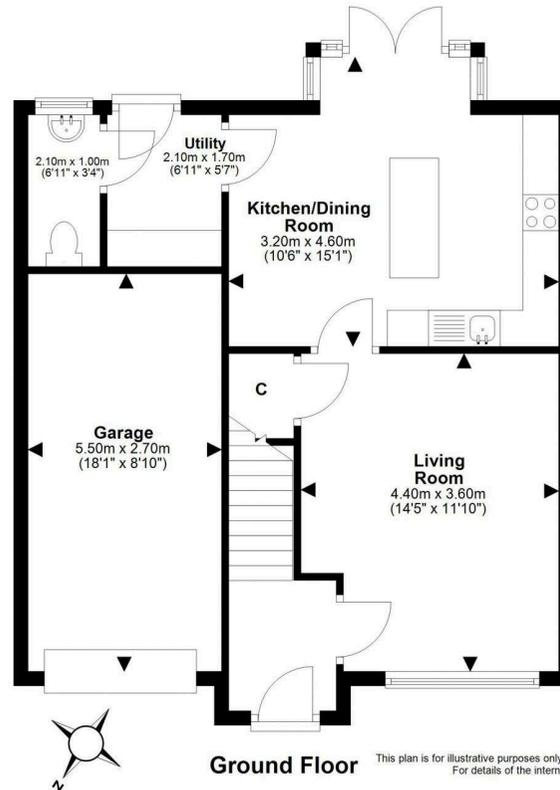
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All light fittings, curtains and blinds, integrated appliances (dishwasher, double oven, fridge, freezer, washing machine and tumble dryer) and a custom made mirrored cupboard in the master bedroom are included in the sale.

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 Lidl, M&S Food Hall 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.





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.