



GARDEN STIRLING BURNET

3 MARIONVILLE CRESCENT
LOCHEND, EDINBURGH, EH7 6AU



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Presented in turn-key condition with stylish minimalist interiors, this beautifully modernised family home enjoys a peaceful residential setting just a 15-minute commute from the city centre and close to Lochend's attractive park. The semi-detached dormer bungalow boasts a contemporary open-plan living space with bi-fold doors opening onto an enclosed landscaped garden, along with four double bedrooms arranged over two floors. Two bedrooms benefit from en-suite shower rooms, including a secluded upper-level principal suite, while a luxurious four-piece bathroom serves the remaining accommodation. A gated multi-vehicle driveway completes the offering.

The vestibule and entrance hall both provide useful storage. The hall leads into the heart of the home: an impressive, light-filled living, dining, and kitchen space with underfloor heating, built-in ceiling speakers with Bluetooth connectivity in the living area, and bi-fold doors that open seamlessly onto the garden. The south-facing kitchen enjoys tasteful shaker-inspired styling and is fully integrated with a double wall oven, induction hob set within a central island, dishwasher, fridge/freezer, and washing machine. The three ground-floor double bedrooms offer excellent flexibility for family life, guests, or home working. One includes built-in storage, whilst another enjoys a bay window, recessed shelving, and an en-suite shower room.

FEATURES

- Peaceful residential location close to Lochend Park
- Beautifully modernised semi-detached dormer bungalow
- Impressive open-plan living/dining room and integrated kitchen with bi-folds to the garden
- Secluded first floor principal suite with storage and shower room with underfloor heating
- Three ground-floor double bedrooms (one with storage, one with en-suite shower room)
- Luxurious four-piece family bathroom with underfloor heating
- Enclosed landscaped garden with lawn and seating areas
- Multi-vehicle gated driveway
- Gas central heating and double glazing





These rooms feature either soft carpeting or oak-toned flooring carried through from the entrance hall and are served by a bright family bathroom with a roll-top bath and separate shower. Occupying the entire first floor, the principal suite comprises a generous carpeted bedroom with fitted storage and a sky-lit en-suite shower room with a walk-in shower. All bath and shower rooms are finished with contemporary marble-effect tiling and underfloor heating. Gas central heating and double glazing are fitted throughout.

Outside, the rear garden is fully enclosed and landscaped for easy upkeep and entertaining, featuring a lawn, terrace, and raised decked seating area. The gated front driveway comfortably accommodates two vehicles. Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale. Please note: Some images have been virtually staged from actual photographs of the rooms.







Lochend, Edinburgh

Lying less than two miles from Edinburgh city centre, with excellent public transport links, is the mainly residential district of Lochend. The area is situated conveniently close to Easter Road, with its independent shops, cafés and cosy pubs, and Meadowbank Shopping Park, host to several supermarkets and high-street outlets. Lochend also caters for outdoor recreation with proximity to some of the capital's most delightful green spaces, including the country-style Lochend Park (a green flag park with ancient ruins and a loch), the Leith Links and the breath-taking Holyrood Park, home to the iconic Arthur's Seat. For indoor sports, the recently refurbished Meadowbank Sports Centre offers state-of-the-art facilities. Schools falling within Lochend's catchment area are wide-ranging and cover primary and secondary education. Many of the city's well-regarded independent schools are also easily accessible due to the area's central location. For those commuting further afield, the A1, City Bypass and motorway network are swiftly reached from here.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

