



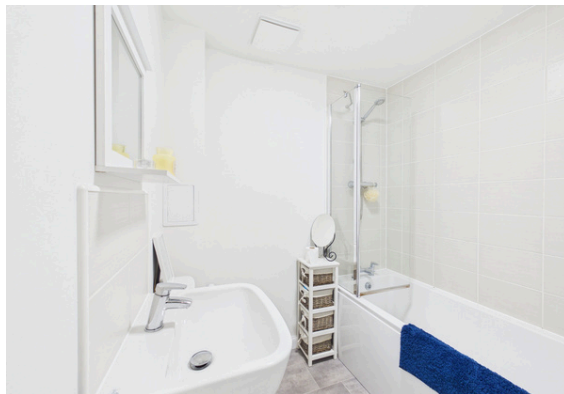
DESCRIPTION

This bright and modern three-bedroom terraced home offers well-balanced accommodation, making it a great choice for first-time buyers or growing families.

The property features three well-proportioned bedrooms, offering flexible space to suit a range of needs, along with a contemporary bathroom with shower over bath and a convenient downstairs WC. The interiors are finished in a fresh, modern style throughout, giving the home a welcoming, move-in ready feel.

To the rear, there is a private, fully enclosed garden — ideal for relaxing, entertaining, or providing a safe space for children and pets to enjoy.

- Three-bedroom terraced home
- Bright and modern interiors throughout
- Three well-proportioned bedrooms
- Downstairs WC
- Contemporary bathroom with shower over bath
- Ideal for first-time buyers or families
- Private, fully enclosed rear garden



Location

Durie Loan lies within the popular residential area of Gilmerton on the south side of Edinburgh, approximately five miles from the City Centre. This well-established neighbourhood offers a good range of everyday amenities including local shops, convenience stores and supermarkets, with further extensive retail facilities available at nearby Cameron Toll Shopping Centre. Straiton Retail Park is also within easy reach, providing a wide selection of high street retailers, larger supermarkets and leisure facilities.

The surrounding area benefits from a variety of recreational opportunities. Nearby open spaces include Liberton Golf Club and the scenic walks of Craigmillar Castle Park, while Hillend Ski Centre at Midlothian Snowsports Centre offers year-round outdoor activities. The nearby area of Newington provides access to the Royal Commonwealth Pool, the Queen's Hall and the Festival Theatre, along with an excellent choice of cafés, bars and restaurants.

