



Offers Over  
**£199,995**

## 19 Durie Loan

Burdiehouse | Edinburgh | EH17 8TT

This attractive, beautifully presented main door upper villa is quietly situated within an established modern development close to a host of fantastic local amenities and commuting links. In move-in condition, the property would undoubtably appeal to the young professionals or young families and internal viewing is highly recommended to be fully appreciated.

- 2 Bedrooms
- 1 Public room
- 1 Bathroom
- Communal garden
- Residents parking
- EPC Rating – B
- Council Tax Band – C



## Description

In brief the accommodation comprises; welcoming entrance hallway with stairs leading to landing with built-in storage cupboard, generously proportioned and bright reception/dining room pleasantly overlooking the rear, modern fitted kitchen with integrated appliances, light and airy principal bedroom, second well proportioned double bedroom and stunning bathroom with three-piece suite, rainfall shower over bath and heated towel rail. Further benefits include gas central heating and double glazing throughout.



## Extras

All the fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge/freezer, integrated washing machine, integrated dishwasher and wardrobes in the bedroom. Other items of furniture can also be made available by separate negotiation.

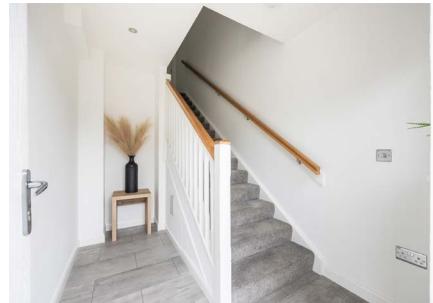
## Gardens and Parking

There is a well maintained communal garden located to the rear of the property and residents parking is available to the front.

A factoring fee is made payable to James Gibb for the upkeep of the communal areas of approximately £180 per quarter.

## Viewing

By appointment with Neilsons on 0131 625 2222.





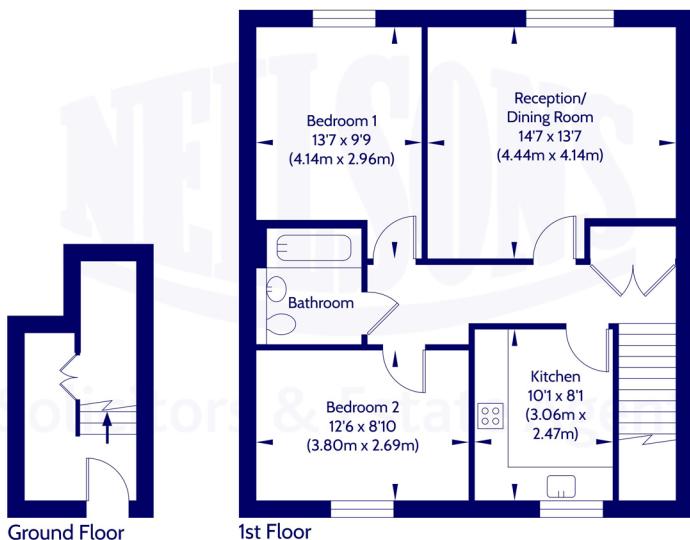
## Location

Durie Loan forms part of an exclusive 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. Good 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 70 Sq M / 759 Sq Ft



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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