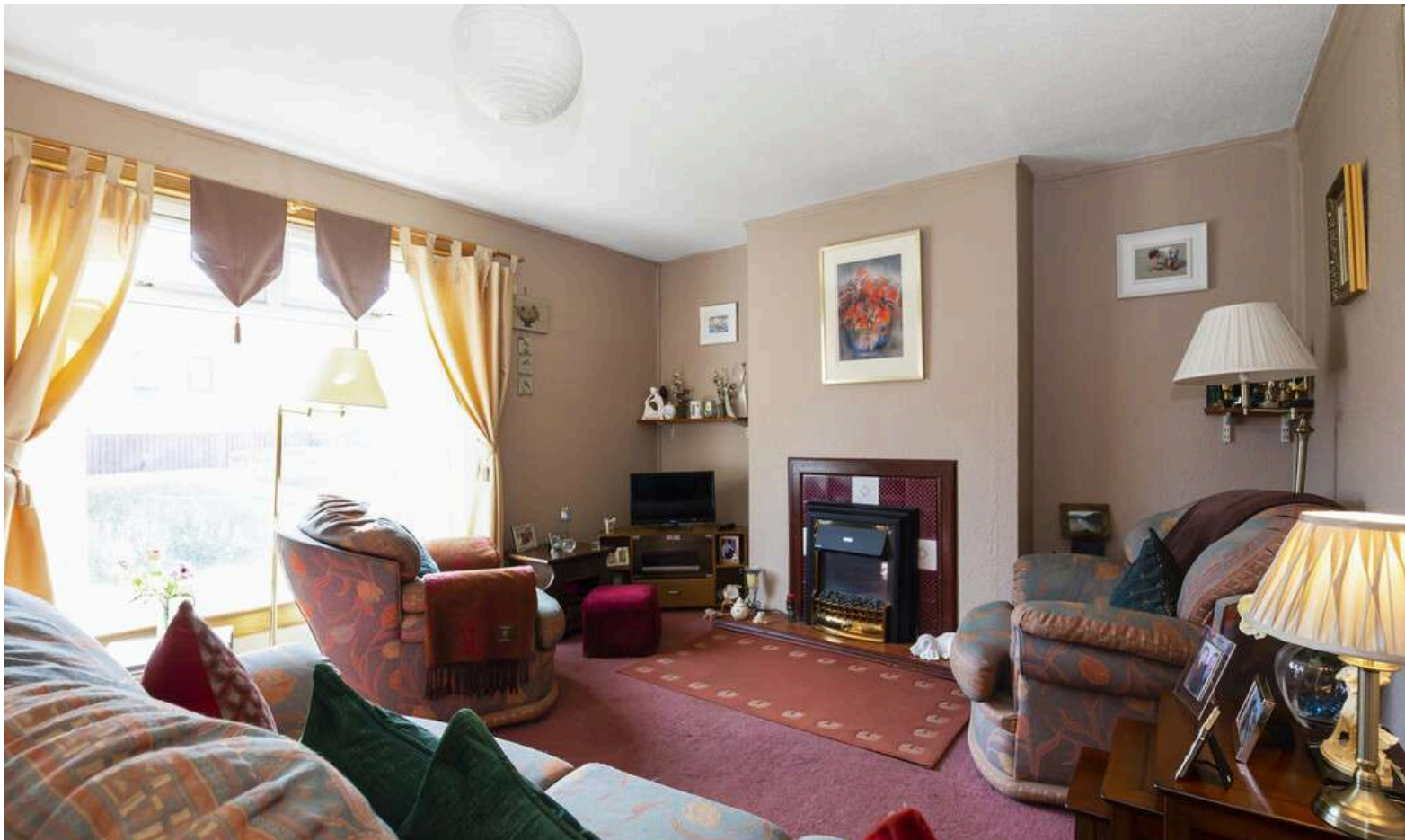




2 Burdiehouse Terrace, Edinburgh, EH17 8AQ

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this well-proportioned three bedroom semi-detached property arranged over two levels boasting a generous plot with gardens to the front, rear, and side along with a driveway. The property is ideally located in the popular residential area of Burdiehouse close to a host of excellent amenities, schooling and transport links offering a lovely family home, we would recommend an early viewing.

- Reception hallway with a useful under stairs cupboard.
- Front facing living room.
- Kitchen to the rear with a range of wall and base units.
- Staircase to the upper level, landing with hatch to attic storage.
- Double bedroom front facing with a storage cupboard.
- Rear facing double bedroom with two storage cupboards.
- Third bedroom rear facing with a useful storage cupboard.
- Bathroom comprising WC, wash hand basin and bath.
- Double glazing.
- Electric heating.
- Gardens to the front, side and rear.
- Gated driveway.



Location

Burdiehouse lies around five miles south of Edinburgh's City Centre and 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 Sainsburys supermarket and M&S food hall. Regular bus services 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 Forth Road Bridge. Schooling is available within the vicinity ranging from nursery to secondary level with Edinburgh University's King's Building campus 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.

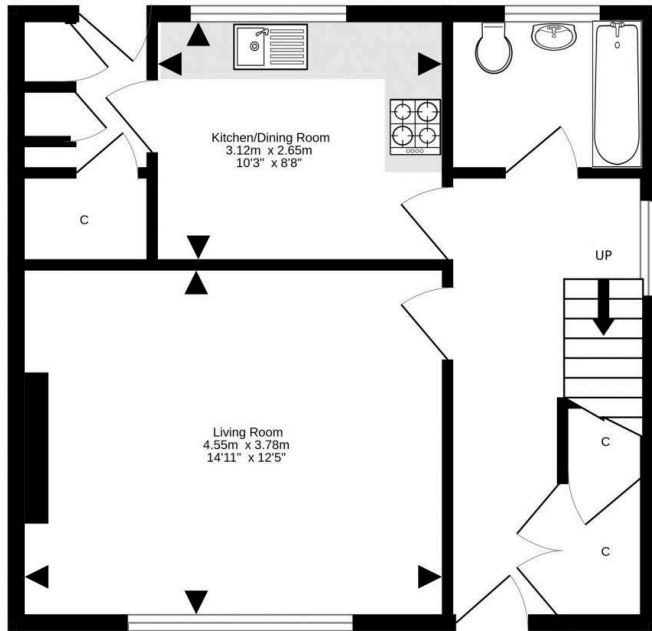
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings will be included.

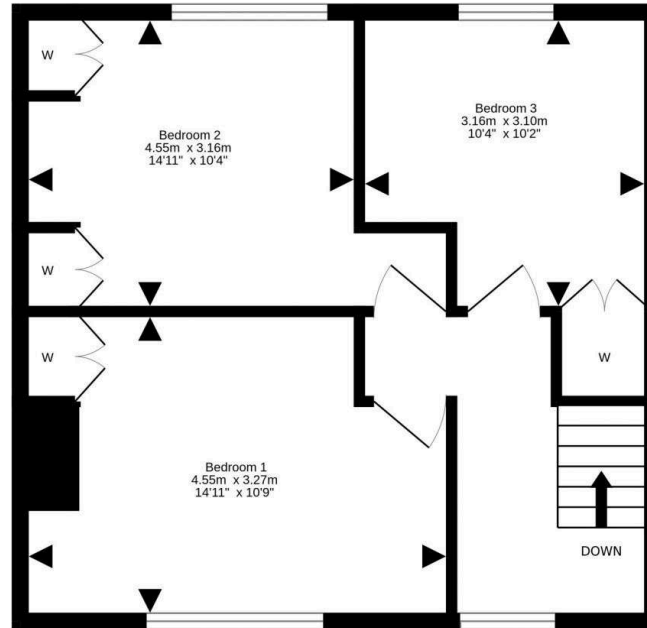
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - F



Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

