





PROPERTY SUMMARY

Forming part of a modern development in Burdiehouse, this semi-detached house offers a spacious reception room, a breakfasting kitchen, three bedrooms, a bathroom, and a WC, plus a south-facing garden and a private driveway. The home is presented with attractive, contemporary interiors and is sure to appeal to a wealth of buyers, with excellent amenities, transport links, and open spaces nearby.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Semi-detached house in Burdiehouse
- Part of a modern development
- Contemporary interiors
- Entrance hall with storage and WC
- South-facing living/dining room
- Modern breakfasting kitchen
- Three good-sized bedrooms
- Bathroom with shower-over-bath
- South-facing garden
- Private driveway
- Gas central heating and double glazing
- EPC Rating - B
- Council Tax Band - D







"SEMI-DETACHED HOUSE IN
BURDIEHOUSE
WITH CONTEMPORARY
INTERIORS"

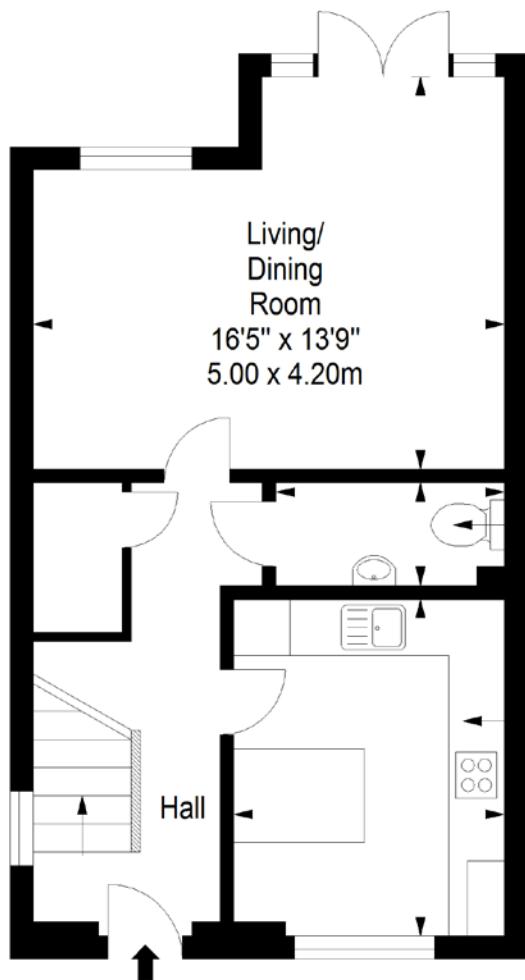




FLOORPLAN

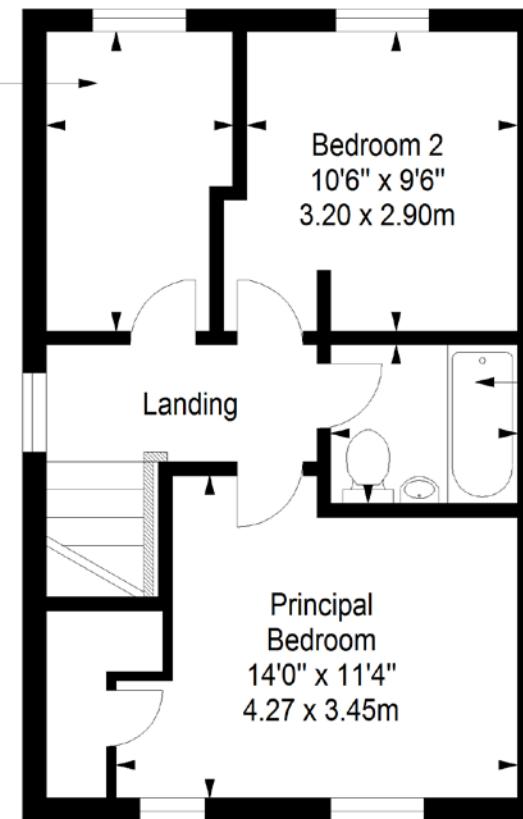
Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



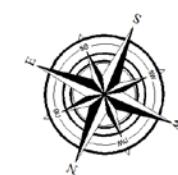
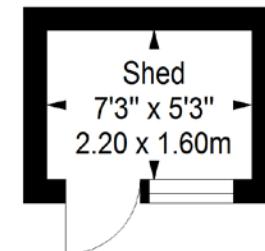
First Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



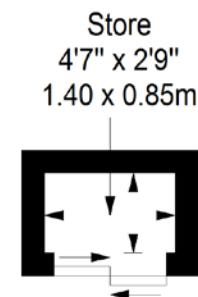
Shed

Approx. 3.5 sq. metres (37.7 sq. feet)



Store

Approx. 1.2 sq. metres (12.9 sq. feet)



Total area: approx. 89.8 sq. metres (966.6 sq. feet)



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GLASGOW

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G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

BORDERS

01890 880 008



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