





PROPERTY SUMMARY

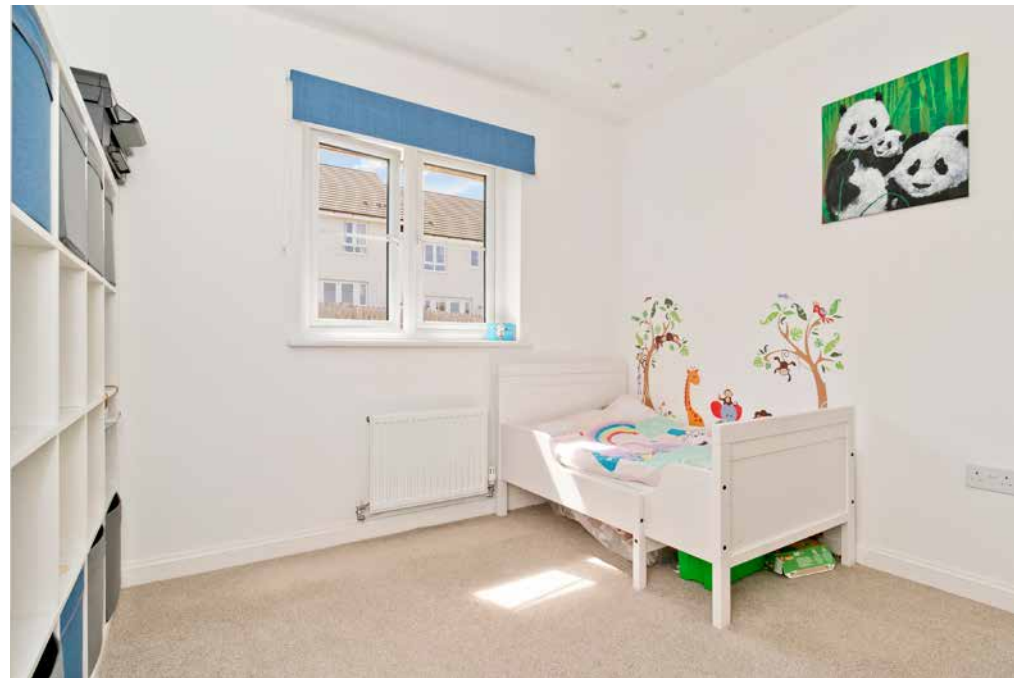
Forming part of a modern development in Burdiehouse, this semi-detached house offers a spacious reception room, a breakfasting kitchen, three bedrooms, a bathroom, and a WC, plus a south-facing garden and a private driveway. The home is presented with attractive, contemporary interiors and is sure to 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"

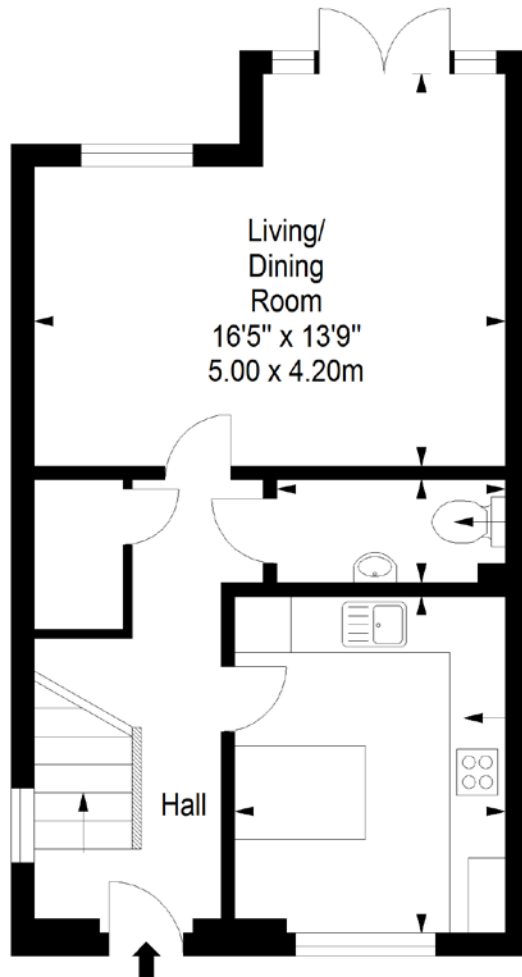




FLOORPLAN

Ground Floor

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



First Floor

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

Bedroom 3
10'6" x 6'7"
3.20 x 2.00m

Bedroom 2
10'6" x 9'6"
3.20 x 2.90m

WC
8'1" x 3'7"
2.47 x 1.10m

Landing

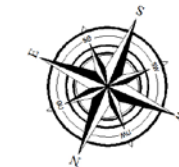
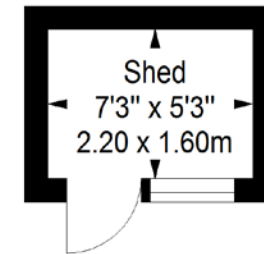
Breakfasting
Kitchen
11'10" x 9'8"
3.60 x 2.95m

Principal
Bedroom
14'0" x 11'4"
4.27 x 3.45m

Bathroom
6'7" x 5'7"
2.00 x 1.70m

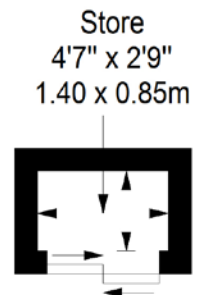
Shed

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)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
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



@gilsongrayprop



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