



GILSONGRAY
LAW • PROPERTY • FINANCE

44 CLIPPENS DRIVE
Burdiehouse, Edinburgh, EH17 8TU



PROPERTY SUMMARY

Enjoying a living room, a dining kitchen with a utility room, three bedrooms, a bathroom, and a separate WC, all enhanced by modern interiors, this semi-detached house is situated within a modern development in Burdiehouse in Edinburgh. Externally, the house is accompanied by a southeast-facing garden and a private driveway.

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. The window blinds will also remain. The property also has a Nest doorbell.



FEATURES

- Semi-detached house in Burdiehouse
- Part of a modern development
- Attractive interiors
- Entrance hall
- Good-sized living room
- Dining kitchen with utility room
- Three bedrooms (one with storage)
- Bathroom and separate WC
- Southeast-facing garden
- Private driveway with electric car charger
- EPC Rating - C
- Council Tax Band - D







“SEMI-DETACHED HOUSE
WITH ATTRACTIVE INTERIORS
AND A SOUTHEAST-FACING
GARDEN”

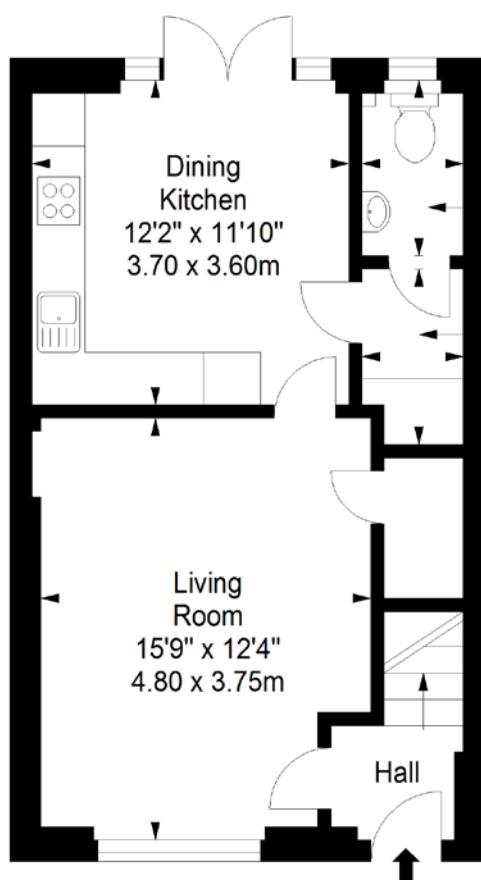




FLOORPLAN

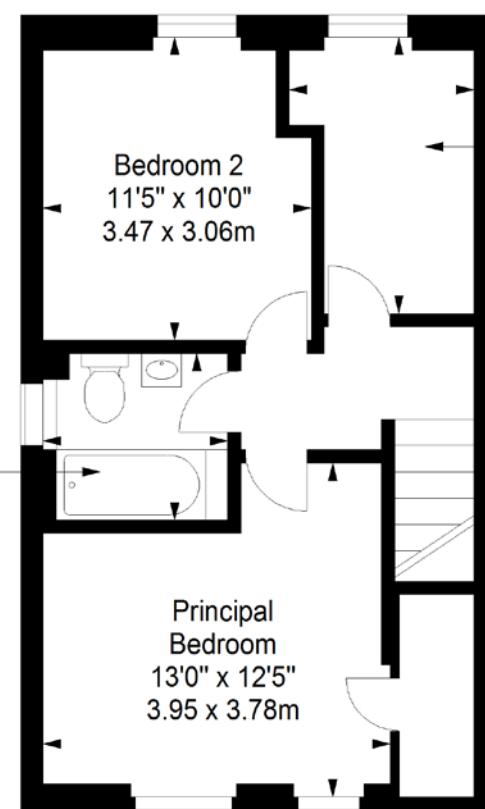
Ground Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.8 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



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.