



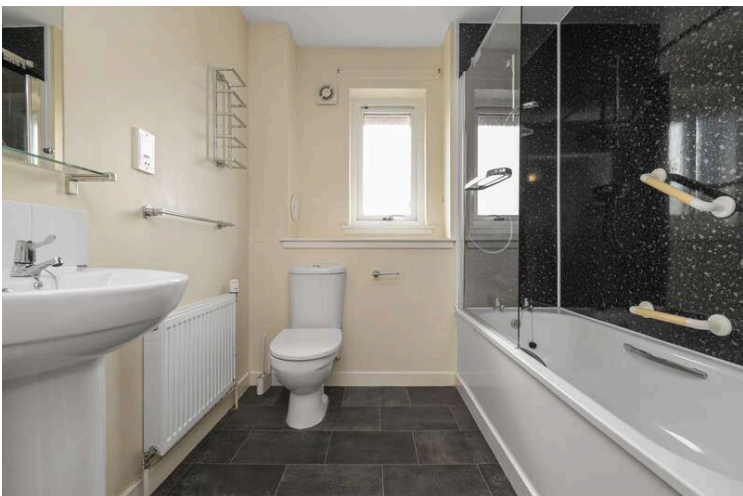
Flat 3, 17, Burndale Place, Edinburgh, EH17 8TD

www.mcdougallmcqueen.co.uk



A fabulous opportunity to purchase a quarter share, McDougall McQueen present to the market this two bedroom second floor apartment offering excellent bright and spacious accommodation. The property forms part of a modern, factored development located in the Gilmerton area of Edinburgh, south of the city centre, close to an abundance of local amenities and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a large walk in cupboard.
- Bright and spacious living room front facing with a wall mounted electric fire.
- Fully fitted breakfasting kitchen equipped with a range of wall and base units along with oven, hob and hood.
- Double bedroom with built in wardrobe storage.
- Further double bedroom.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Double glazing.
- Electric heating.
- Solar panels.
- Residents parking.
- Shared drying green.
- 25% Shared ownership with Wheatley Housing Association (formerly Dunedin Canmore), Rent and Factoring costs £352.26 per month.



Location

Gilmerton is a long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrisons supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton Primary and Gracemount High School quickly accessible. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle.

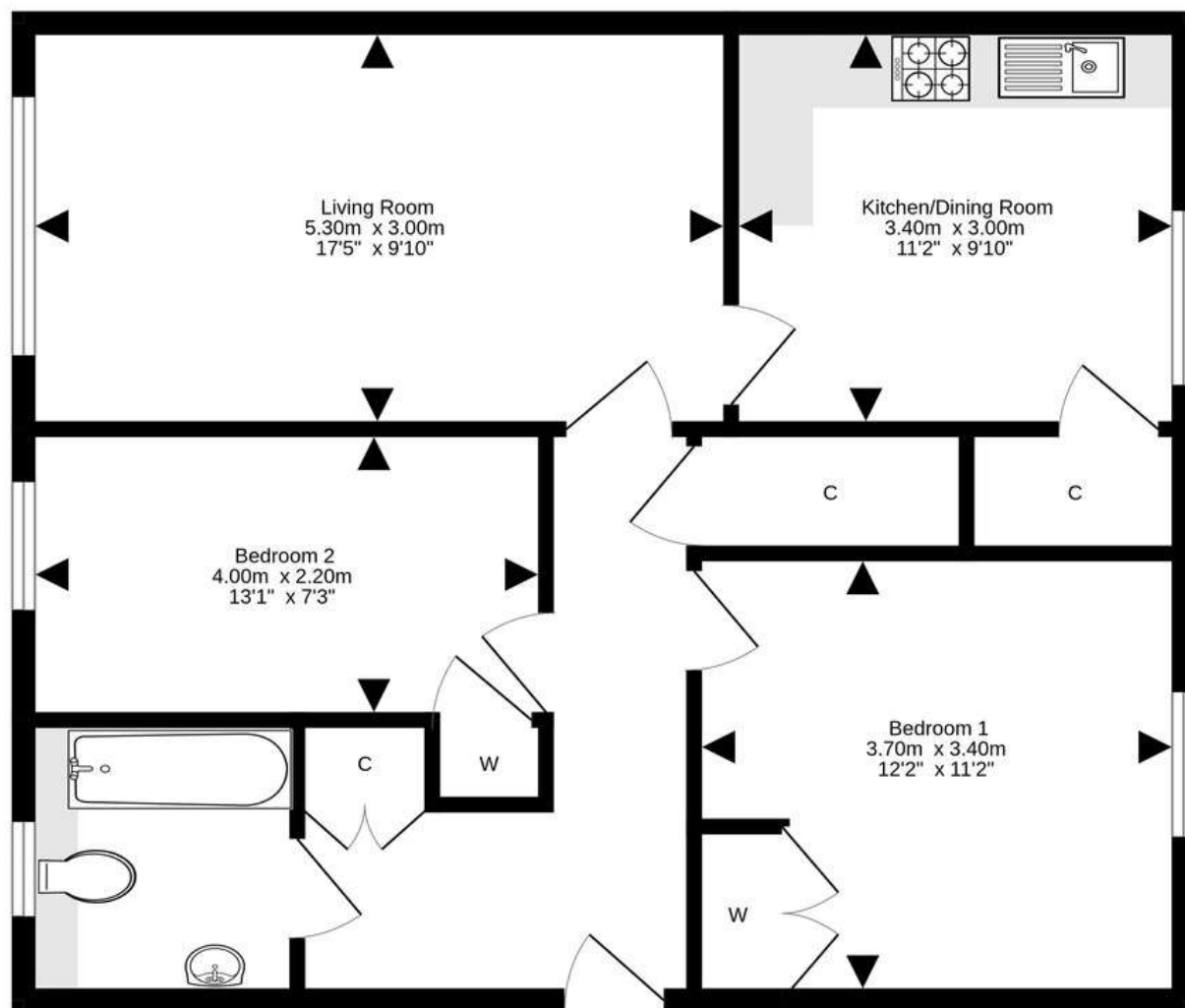
Extras

Included in the sale are the oven, hob and hood and all fixtures & fittings.

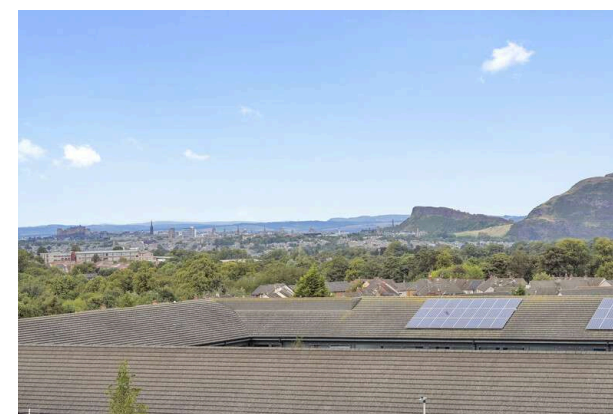
Price & Viewing

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

EPC Band - B



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.

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