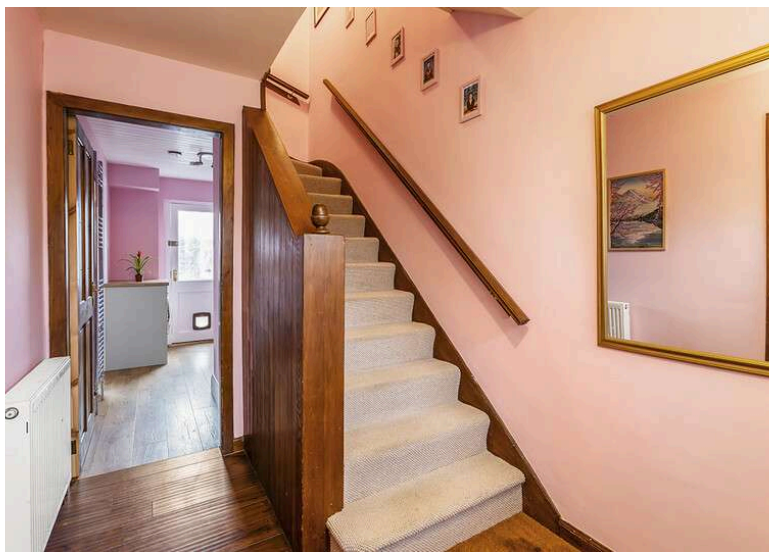




55 Burnhead Crescent
Liberton, Edinburgh, EH16 6EW



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55

Burnhead Crescent

Well proportioned Mid Terraced Villa offering bright and easily manageable accommodation in this popular and mature residential development to the south of the city.

- Reception hall
- Lounge
- Kitchen/diningroom
- Utilityroom
- 3 bedrooms
- Bathroom with underfloor heating
- Gas central heating
- Double Glazing
- Private gardens to front & rear
- Driveway

Home Report: £225,000

EPC Rating: C

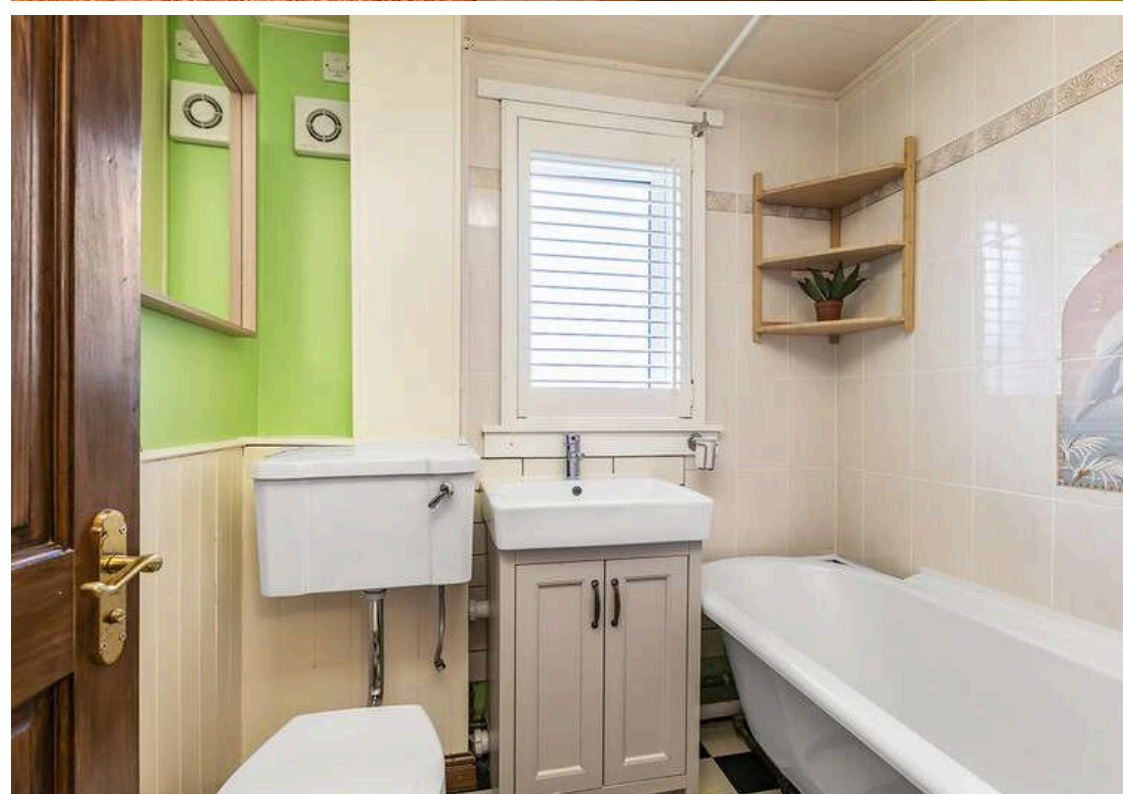
The accommodation boasts great flexibility and comprises reception hall, lounge, fitted kitchen/dining room, utility room, three bedrooms & bathroom with under floor heating. The property also enjoys the benefit of gas central heating & double glazed windows.

Externally, the property has a private garden to the front and a large enclosed garden to the rear with a paved patio and area of lawn which benefits from the sun for a large proportion of the day. There is also a driveway which provides off-street parking.

Early viewing is highly recommended to fully appreciate what is on offer.

Extras: to include all fitted flooring, blinds, light fittings, hob, oven, cooker hood, washing machine, fridge and freezer.





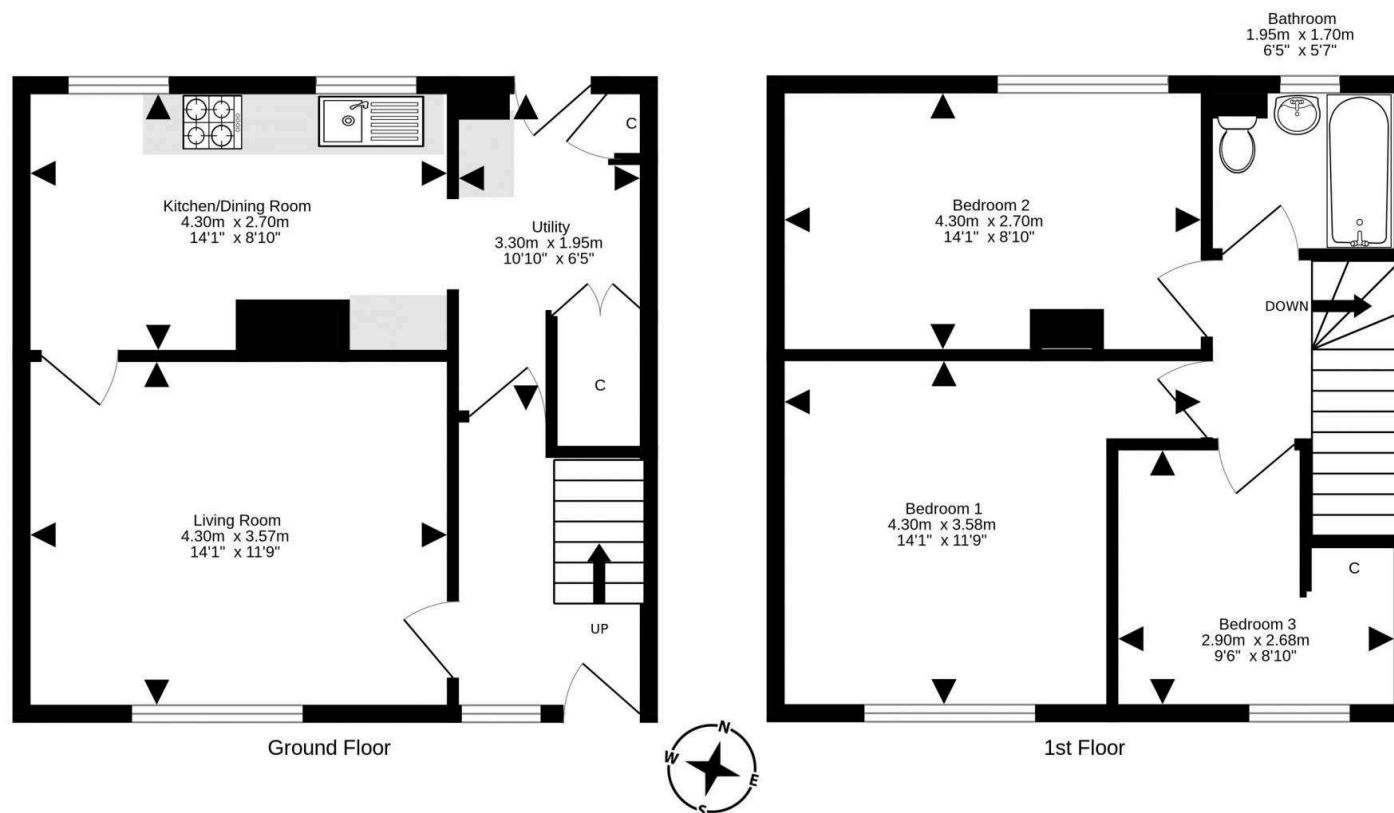


Situated 3 miles south of the city centre, Liberton offers a range of local shops with nearby Cameron Toll Shopping Centre, Straiton Retail Park providing larger Supermarkets and high street stores.

Liberton offers great outdoor pursuits, from a relaxing stroll along the Ellens Glen Woods (part of the Burdieshouse Burn trails), football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills, or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

Schooling is available from nursery to secondary level and the area is ideally located for Edinburgh University's Kings Buildings and Napier University.

Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond, and the property is within easy reach of the City Bypass.



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. Made with Metropix ©2024



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.