



1 Tor Lane,  
Burdiehouse, Edinburgh, EH17 8WH

CALL US ON 0131 447 4747



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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Reception hall with storage.
- Cloakroom/WC
- Good sized living room with feature display unit.
- Superb dining kitchen with appliances.
- Access to rear garden.
- Upper landing with storage.
- Access to attic storage space.
- Master bedroom with built-in wardrobes & ensuite shower room.
- Double bedroom with free standing wardrobes included.
- Further bedroom.
- 4-piece family bathroom
- Gas central heating.
- Double Glazing.
- Gardens to front & side..
- Well maintained enclosed garden at rear.
- Allocated parking spaces.
- Ample on-street parking.
- NHBC guarantee.



## GENERAL DESCRIPTION

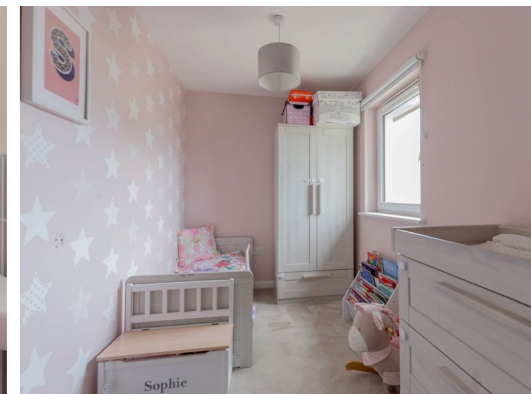
A fabulous end terraced villa situated in a sought after modern development, in the popular Burdiehouse district of the city, a short journey to the South of Edinburgh City Centre and close to a wide range of local amenities. The property would be an ideal purchase for a young couple/family.

COUNCIL TAX BAND - E.  
TRAIN STATION - APPROXIMATELY 4.6 MILES TO EDINBURGH WAVERLEY TRAIN STATION.  
AIRPORT - APPROXIMATELY 11.1 MILES TO EDINBURGH AIRPORT.  
BUSES - WITHIN 200 METRES.

## LOCATION

Burdiehouse lies on the southern outskirts of Edinburgh, approximately four miles from the very centre of the city and less than a couple of minutes from the city bypass. It is an increasingly popular and attractive place to live, offering commuters ready access into the city centre and all the benefits of good local schools, excellent shopping facilities and rolling countryside. The Straiton Retail Outlet plays host to the majority of High Street names, in addition to a large branch of Sainsbury, a 24 hour Asda, Costco and Ikea. These shops are all within a few minutes, as are a number of popular eateries. Leisure facilities also include a number of local fitness centres, golf courses, network of off-road cycle paths, delightful leafy walks through the Burdiehouse Burn Valley Park or Straiton Pond Local Nature Reserves and the wonderful open spaces of the Pentland Hills Regional Park, to name but a few. Proximity to the city by-pass facilitates access to the A1, Edinburgh International Airport, the Queensferry Crossing and the central motorway network.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVER, COOKER-HOOD, FRIDGE/FREEZER AND DISHWASHER. THE WASHER/DRIER MAY BE AVAILABLE THROUGH NEGOTIATION. THE FREE STANDING WARDROBES WITHIN BEDROOM 2 WILL ALSO BE INCLUDED ALONG WITH THE GARDEN SHED.







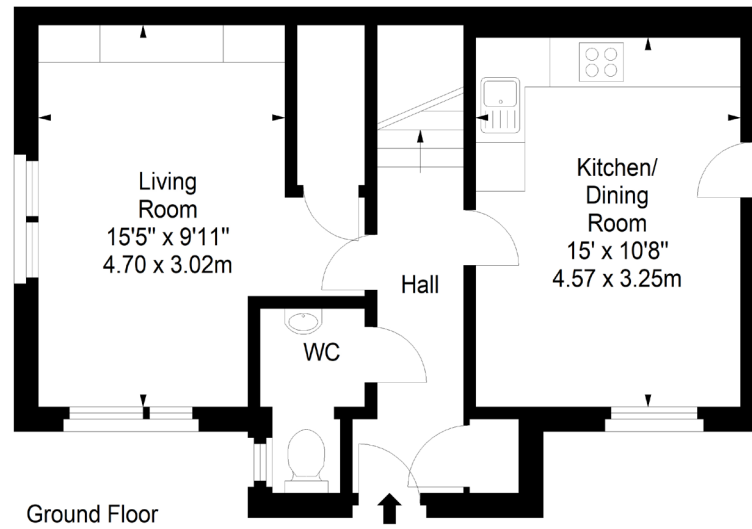
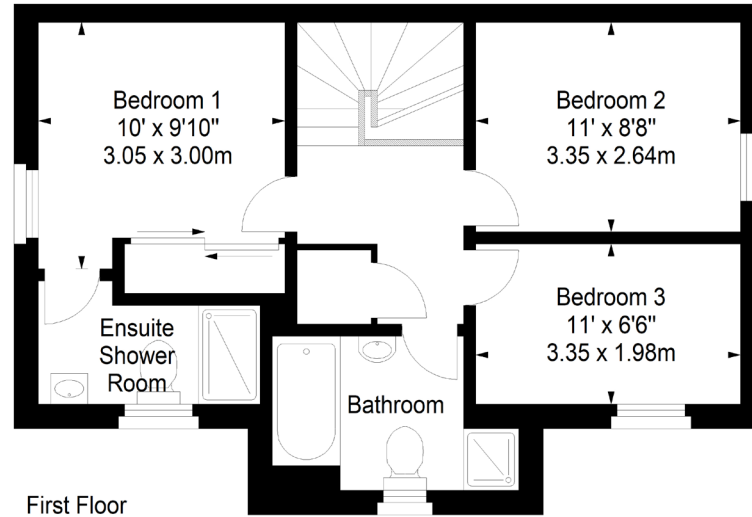
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Approx. Gross Internal Area  
 948 Sq Ft - 88.07 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2024



ENERGY PERFORMANCE  
 CERTIFICATE RATING B



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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.