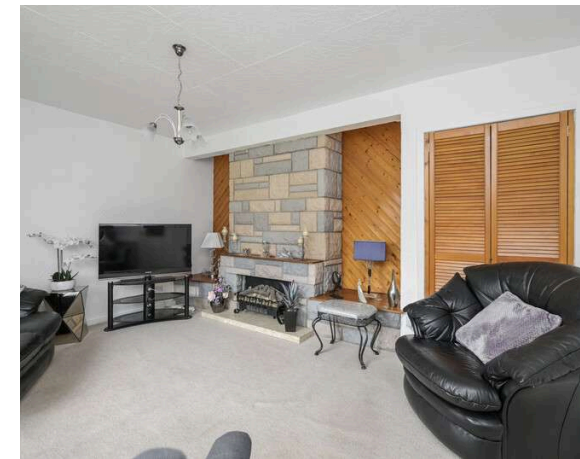




37 Burdiehouse Avenue, Edinburgh, EH17 8AN

www.mcdougallmcqueen.co.uk



Rarely available this well-proportioned three bedroom end of terrace property offers bright and spacious family accommodation with beautiful gardens to the front, side and to the rear. The property is ideally located in the popular residential area of Burdiehouse lying to the south of Edinburgh City Centre close to many local amenities and swift transport links. Given how popular three bedroom properties are in this area, we would recommend an early viewing.

- Reception hallway with a useful understairs cupboard.
- Front facing living room with fireplace and electric fire.
- Breakfasting kitchen equipped with a range of wall and base units along with integrated appliances along with free standing appliances, door accesses rear with useful storage cupboards, door to rear garden.
- Bathroom located on the ground floor comprising WC, wash hand basin and bath with shower taps.
- Staircase to the upper level, hatch to attic storage.
- Front facing double bedroom.
- Rear facing double bedroom.
- Further double bedroom rear facing with built in storage.
- Mixed glazing.
- Electric storage heating.
- Beautiful gardens to the front, to the side and the rear.
- Due to the construction type, lending is likely to be heavily restricted therefore this property may only be suitable for cash purchasers.



Location

Burdiehouse lies around five miles south of Edinburgh's City Centre and is well placed for access to excellent amenities including the nearby Straiton Retail Park, which hosts popular restaurants together with a wide range of high street named shops and services including a Sainsburys supermarket and M&S food hall. Regular bus services to and from the City Centre and surrounding areas and the area is particularly convenient for easy access to the City Bypass which links with the A1, M8/ M9, Edinburgh International Airport and the Forth Road Bridge. Schooling is available within the vicinity ranging from nursery to secondary level with Edinburgh University's King's Building campus within easy reach. There are many recreational/leisure facilities in the area including Gracemount Leisure Centre with swimming pool and there are many popular golf courses on hand together with Hillend dry ski-slope.

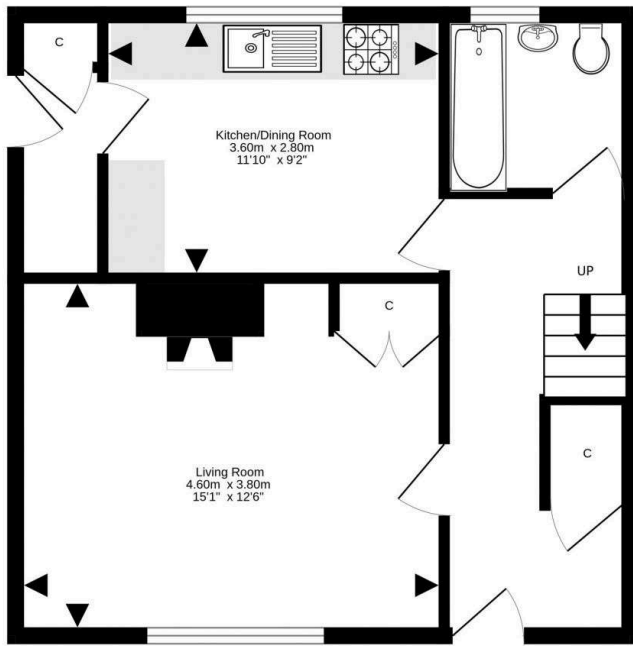
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

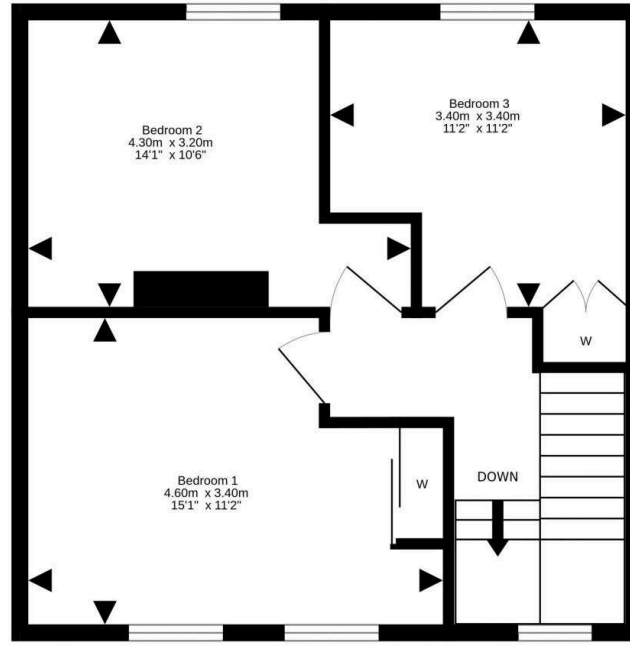
Price & Viewing

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

EPC Band - F



Ground Floor



1st Floor



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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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.

