

COULTERS[©]

30 ADIT PLACE

BURDIEHOUSE, EDINBURGH, EH17 8GA

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

30 Adit Place is an immaculately presented end terraced family home which benefits from a particularly quiet plot which is bordered by farmland. Situated within a modern development close to excellent amenities and commuter links, the property was built in 2019 and is offered to the market in move-in condition.

On the ground floor there is an entrance hall and sitting room, kitchen/dining room with garden access, utility area and a WC. The fitted kitchen has stylish gloss units with subway style backsplash tiling and integrated oven, hob and dishwasher. Upstairs, there are two good sized double bedrooms, with bedroom 1 having a built-in wardrobe and storage cupboard. Both bedrooms at the rear of the property boast lovely views of the Pentland Hills. There is also a third bedroom, currently set up as a home office, plus a family bathroom.

The property has modern gas central heating and double glazing throughout.

KEY FEATURES



Modern end terraced home



Fully enclosed private garden



Straiton Retail Park and Park & Ride close by



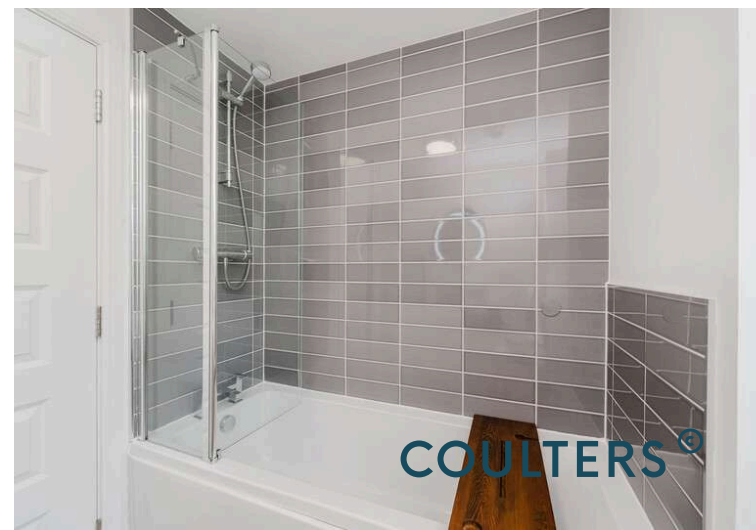
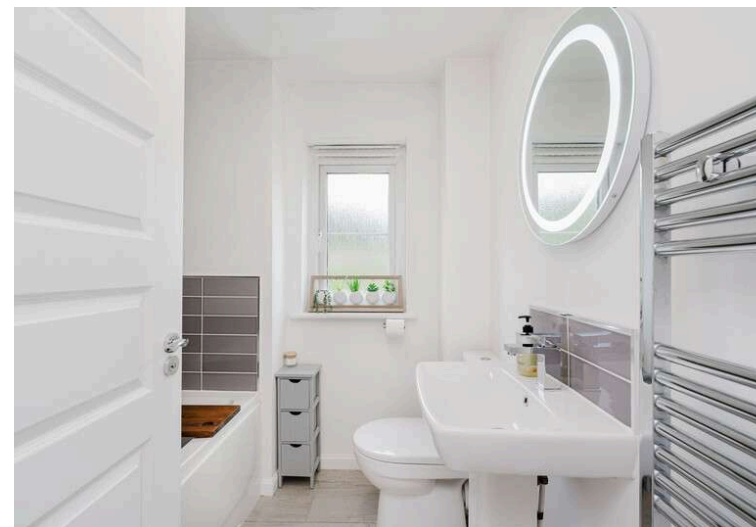
Three bedrooms



Unrestricted parking for residents



Primary and secondary schools within walking distance



The south west facing garden is fully enclosed and features a lawn, paved seating area and outdoor store. Unrestricted parking is available for residents within the development.

A small cost is payable to Ross and Liddell for maintenance of the grounds around the development.



THE LOCAL AREA

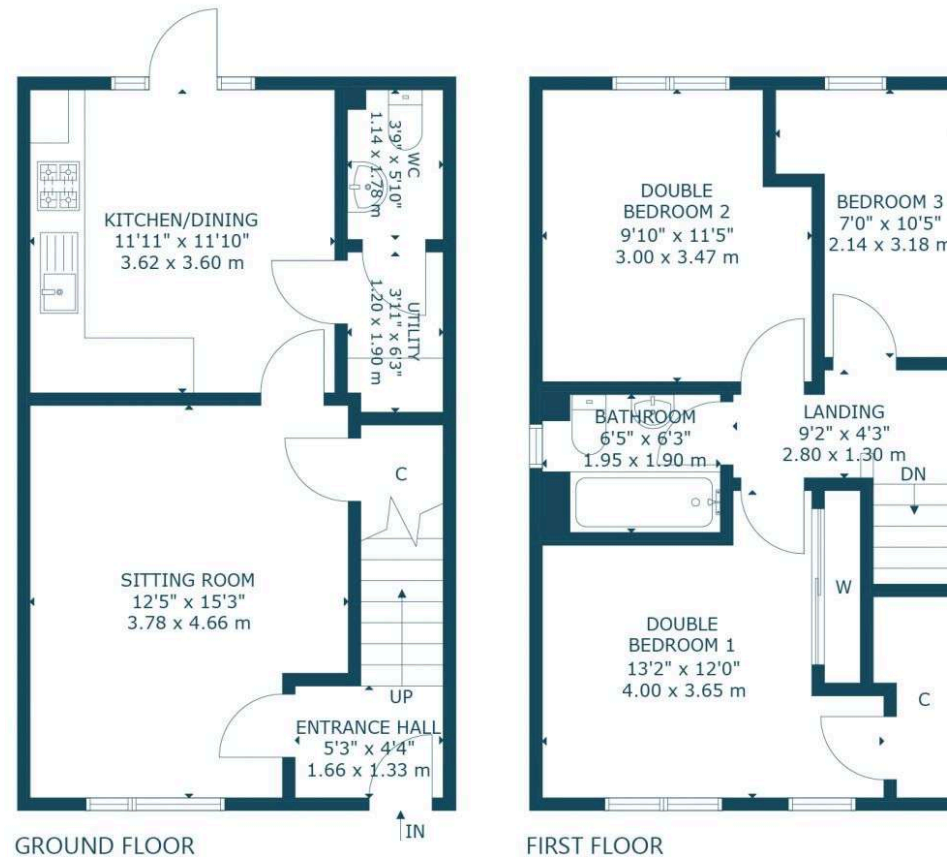
Burdiehouse is a well-established residential area, roughly five miles south of the city centre and close to Liberton, Gilmerton and Loanhead. The location is ideal for commuters with Straiton Park & Ride just five minutes away and with easy access to the city bypass, A7, A68 and A1 and links to the M8 and M9 motorways. Nearby Straiton Retail Park offers excellent shopping options which include an IKEA, Costco and ASDA superstore. Leisure and recreational facilities nearby include Gracemount Leisure Centre, golf courses at Liberton and Braid Hills and a dry ski slope at Hillend. The property is in the catchment for Frogston Primary School and Gracemount High School, both which are around a twenty minute walk away.



EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items may be available by separate negotiation.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 888 SQ FT / 82 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.