

COULTERS[©]

12 LOCHIEL CROSSWAY

BURDIEHOUSE, EDINBURGH, EH17 8WG

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

12 Lochiel Crossway is a well-presented end terraced family home built in 2019. The property is situated within a modern development close to excellent amenities and just a short drive or bus journey from Edinburgh's city centre.

On the ground floor there is an entrance hall, sitting room with under-stair storage, 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 one having a built-in wardrobe and storage cupboard. There is also a third bedroom, currently set up as a home office, plus a family bathroom.

This is a very energy efficient property which boasts modern gas central heating, double glazing throughout and solar panels.

KEY FEATURES



Modern end terraced home



Three bedrooms



Fully enclosed private garden



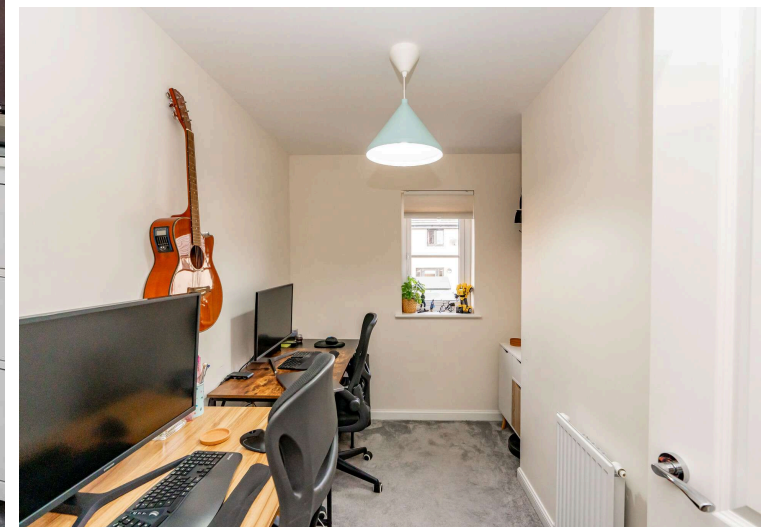
Unrestricted parking for residents



Straiton Retail Park and Park & Ride close by



Local schools within walking distance



The rear garden is fully enclosed and features a lawn, paved seating area and garden shed.

Unrestricted parking is available for residents within the development.

At present, a small cost of roughly £62 per quarter is payable to Ross and Liddell for maintenance of the grounds around the development.



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THE LOCAL AREA

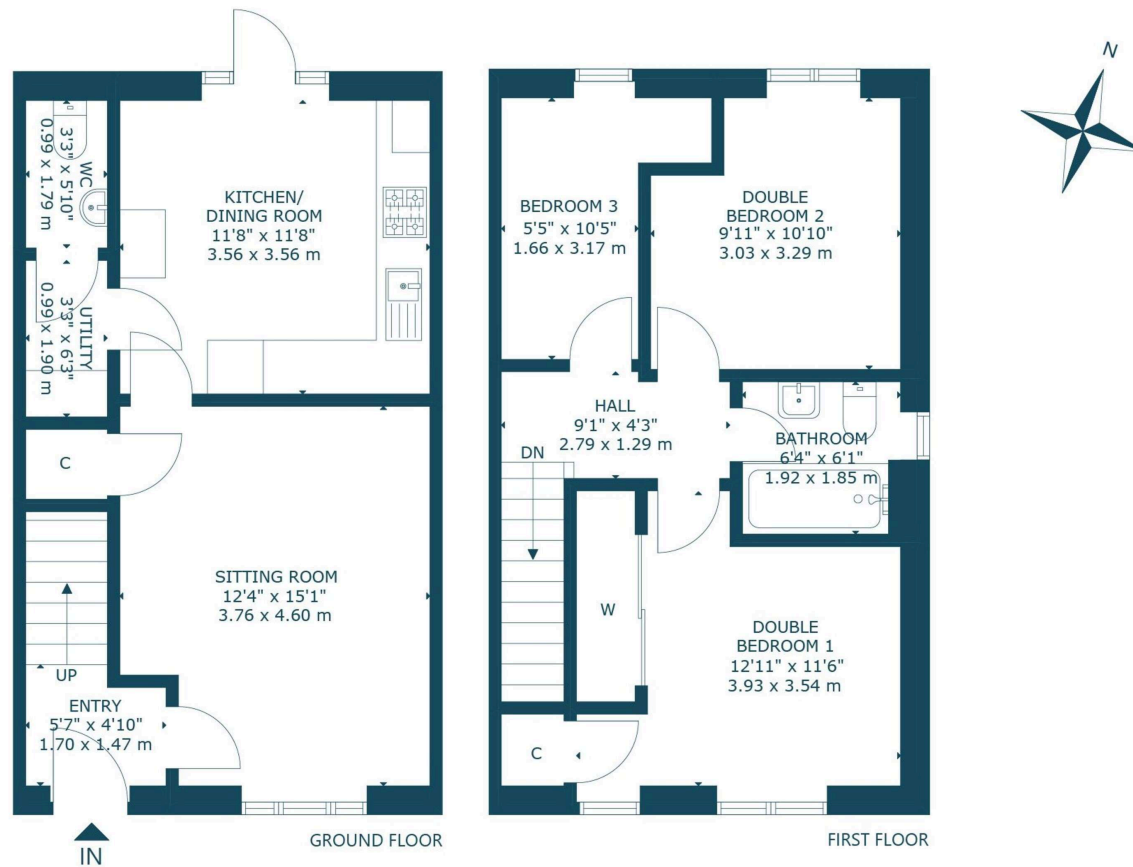
Burdiehouse is a well-established residential area, roughly five miles south of the city centre and close to Liberton, Gilmerton and Loanhead. The location is ideal for commuters with Straiton Park & Ride just five minutes away and with easy access to the city bypass, A7, A68 and A1 and links to the 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

The fitted flooring, integrated appliances, fitted blinds and light fittings in the laundry room, WC and bathroom are included in the sale price. The other light fittings will be removed and replaced. The blinds are NOT included in the sale. Some blackout curtains will be left which will be clarified prior sale. Other items may be available by separate negotiation.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 904 SQ FT / 84 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.