



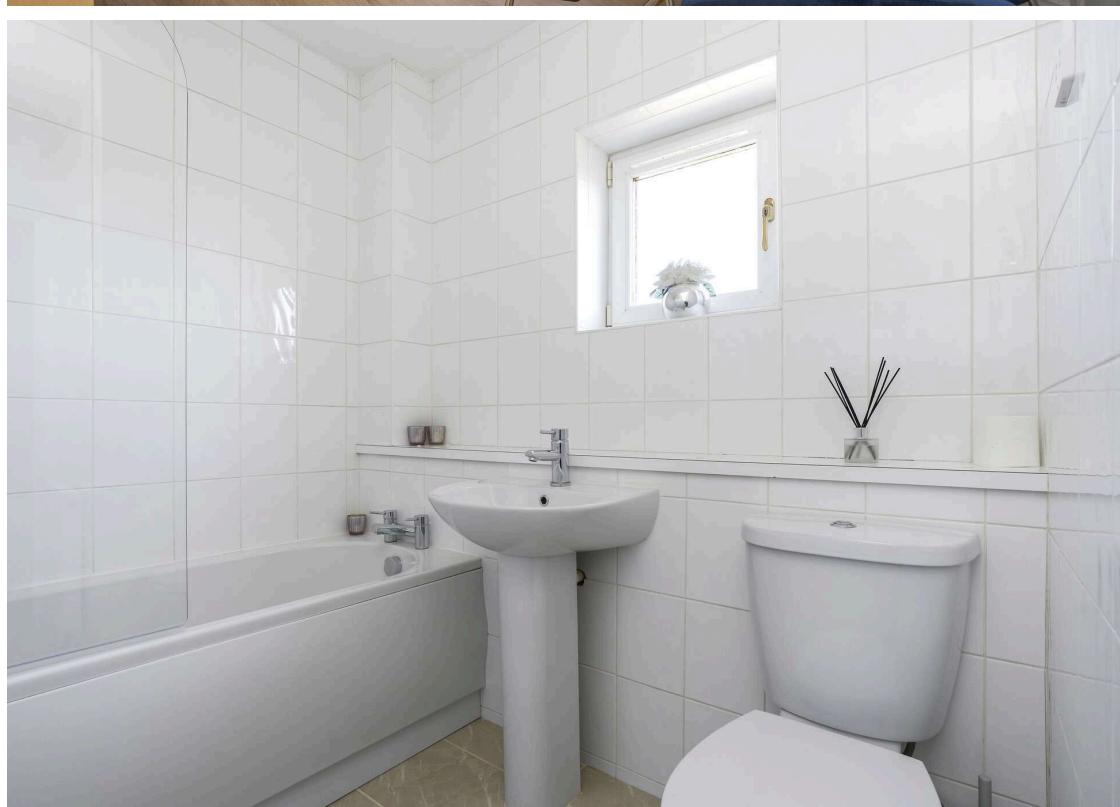
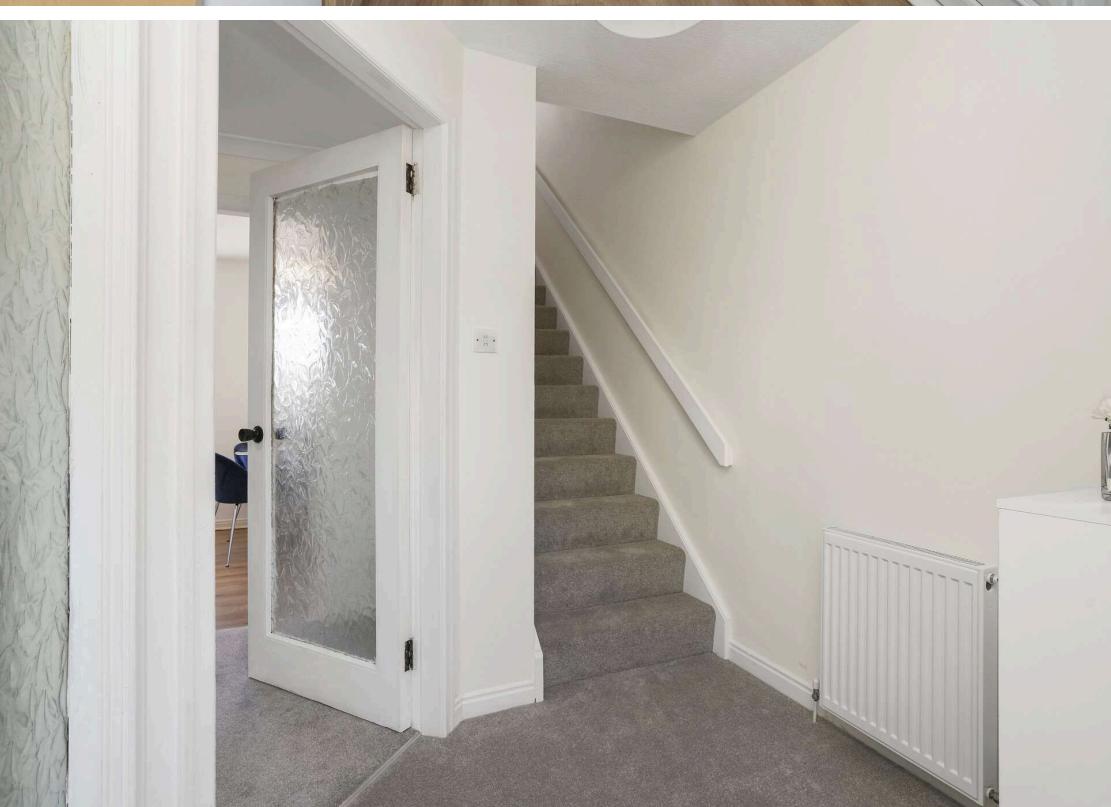
18 Burghtoft, Edinburgh, EH17 8RR



Welcome

Welcome to Burghtoft, this charming two bedroom terraced villa arranged over two floors offers bright and spacious accommodation ideal for the first time buyer, small family or indeed an excellent development opportunity. The property is ideally located in the popular Gilmerton area of Edinburgh, close to an abundance of local amenities, schooling and swift transport links. The property further benefits from private gardens to the front and rear along with residents and visitors parking. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance hallway
- Front facing living room
- Dining kitchen with direct access to the rear garden.
- Two double bedrooms.
- Attic storage.
- Stylish bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating with a newly installed boiler.
- Double glazing.
- Gardens front and rear with side gate access.
- Residents and visitors parking available.





Gilmerton

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.



Extras

Included in the sale are the integrated kitchen appliances, white goods, fixtures & fittings blinds where fitted.



Get in touch

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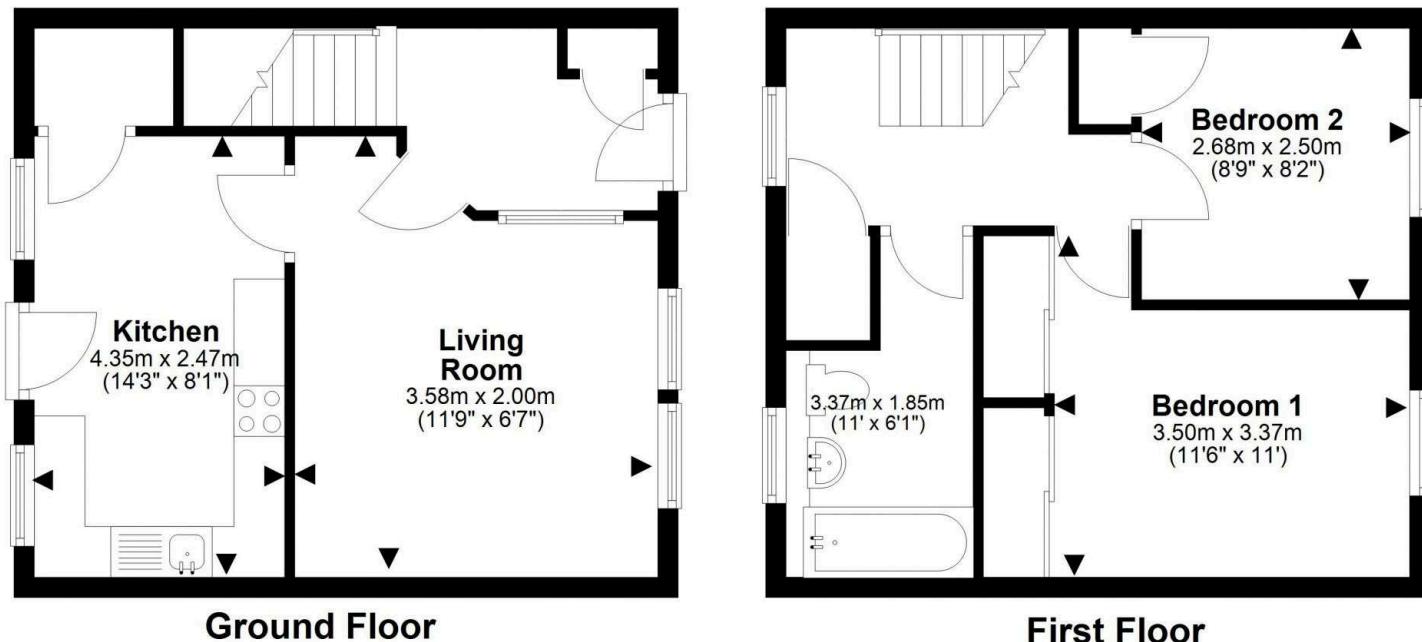
 0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.