



13/6 DURIE LOAN

Burdiehouse, Edinburgh, EH17 8TT



1

Public Room



2

Bedrooms



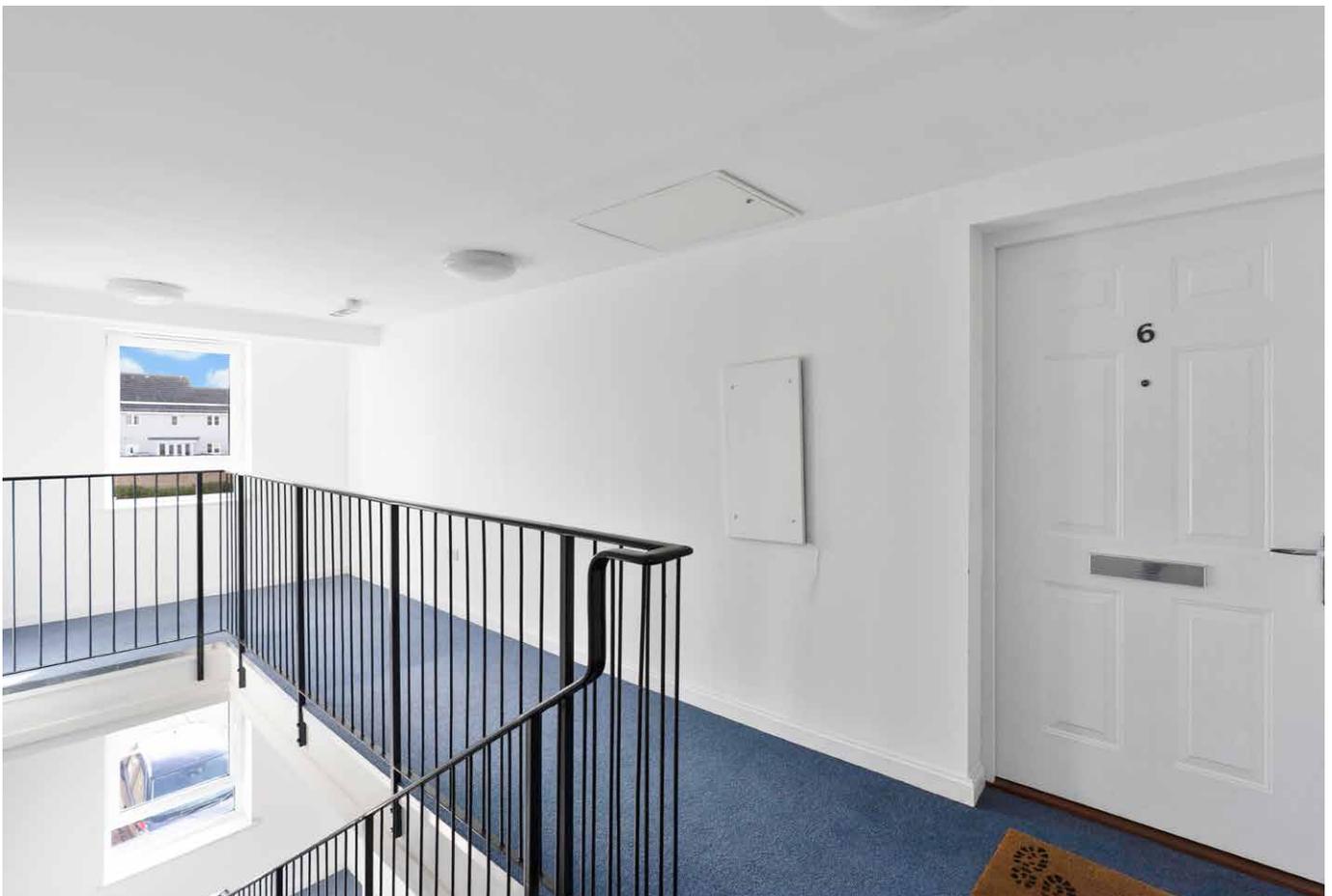
1

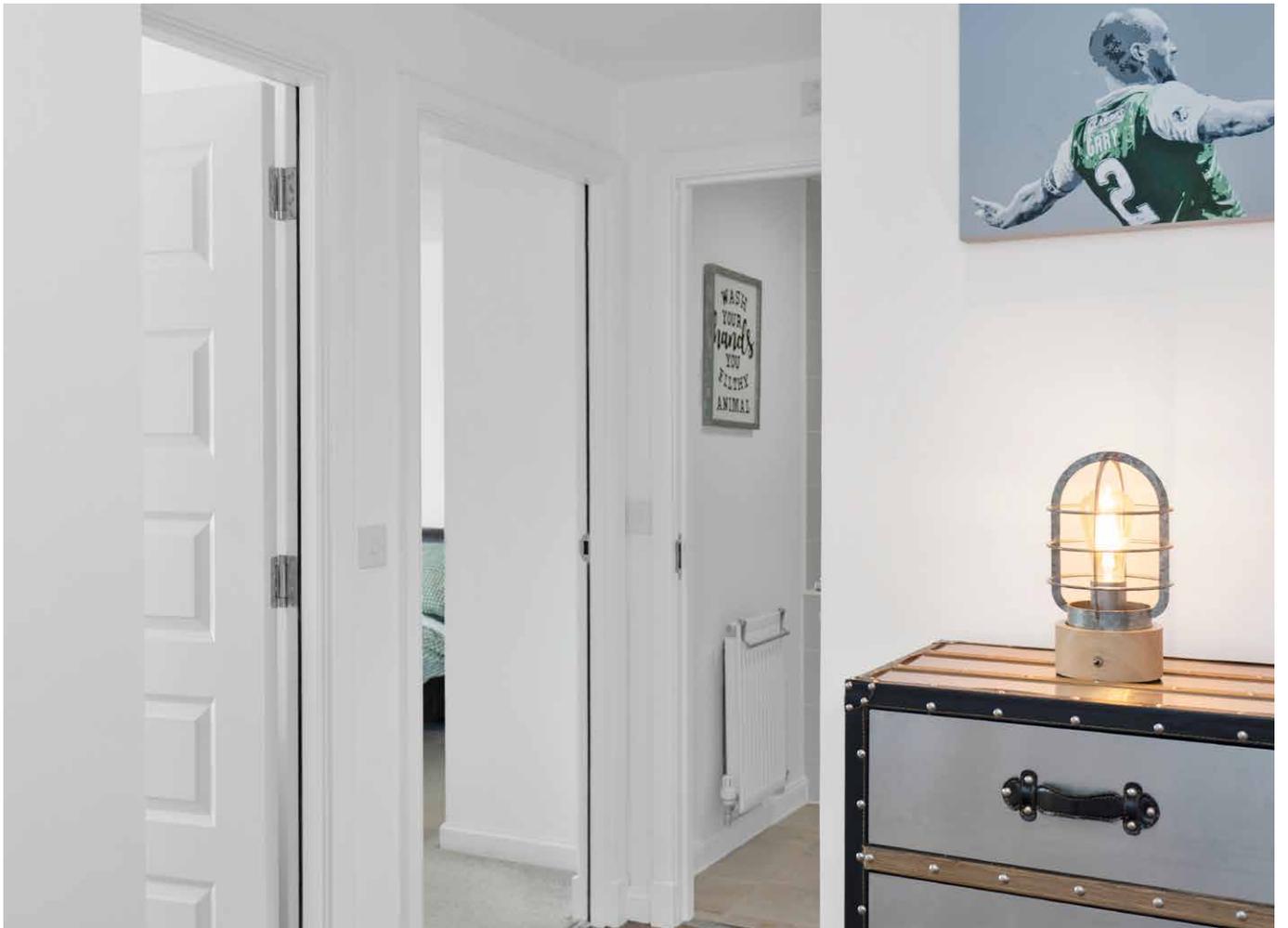
Bathroom

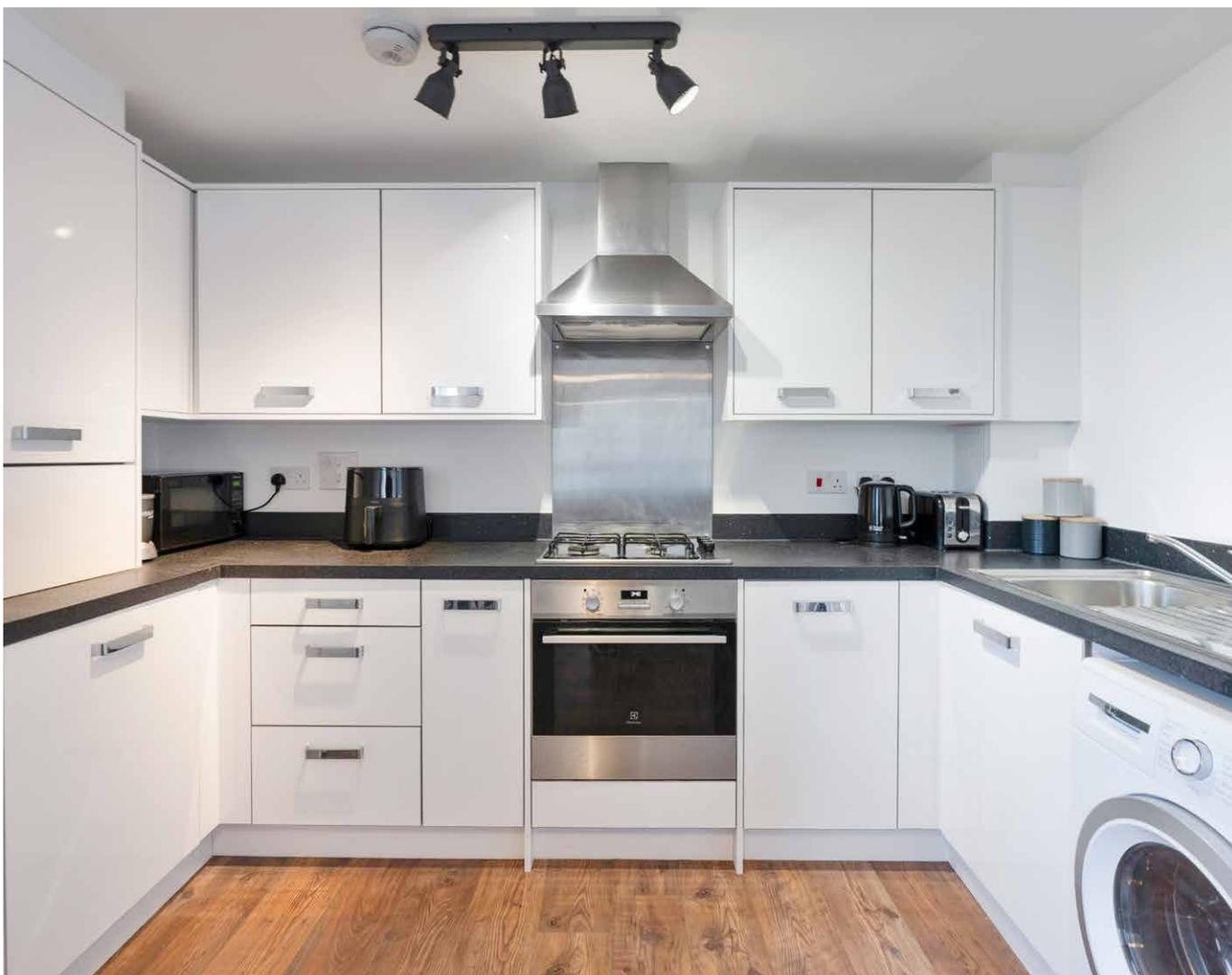


13/6 DURIE LOAN

Located in a modern development in popular Burdiehouse, this two-bedroom second-floor flat offers bright interiors and a practical layout, ideal for first-time buyers, professionals, or investors. The accommodation centres around a spacious open-plan living, dining, and kitchen area, enjoying excellent natural light and providing a comfortable setting for everyday living. There are two generous double bedrooms, both with space for storage, and a modern bathroom with shower-over-bath. The property further benefits from residents' parking and well-maintained communal grounds, all within easy reach of local amenities, green spaces, and convenient transport links connecting to Edinburgh city centre and the City Bypass.







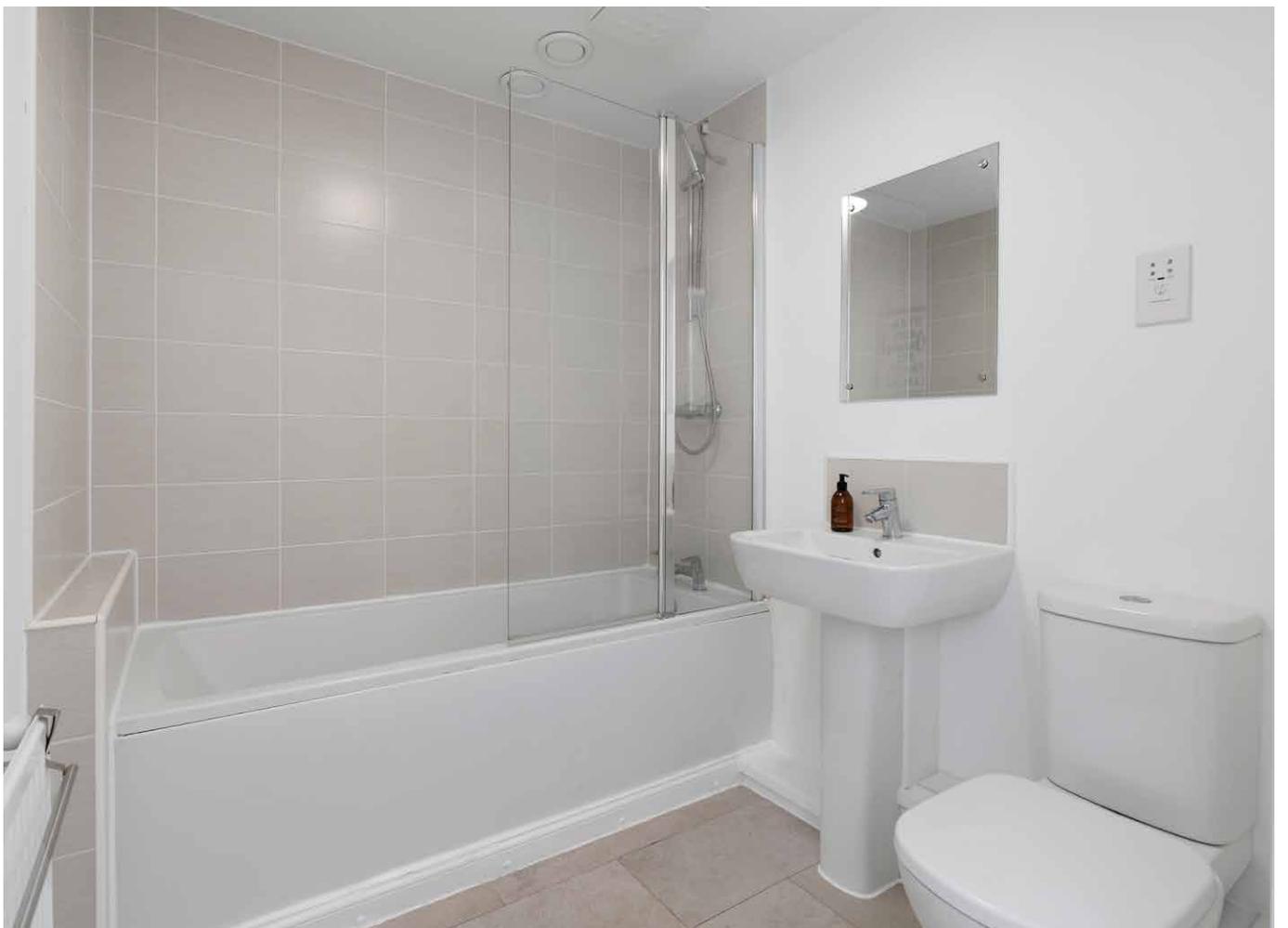
B
EPC
RATING

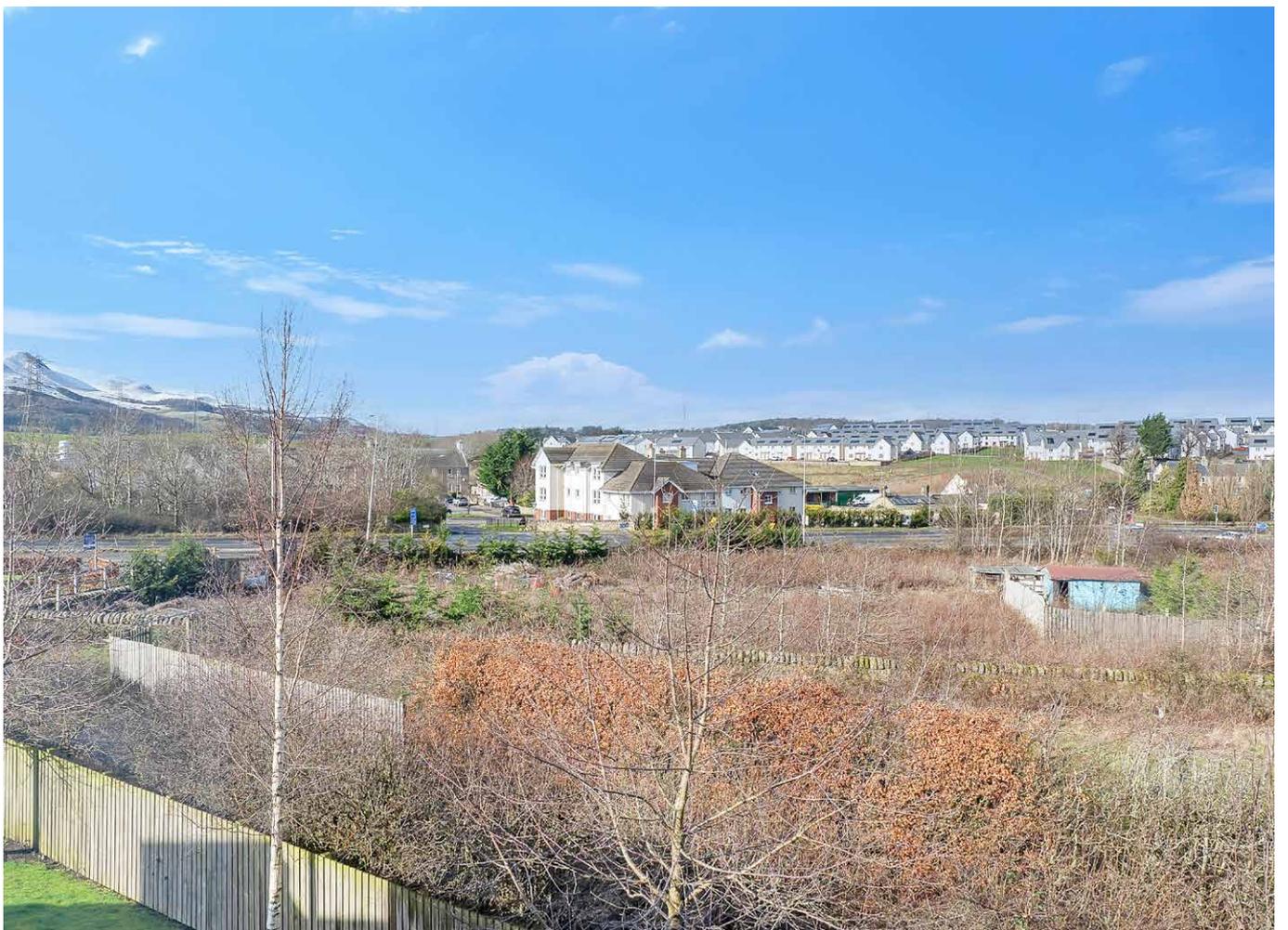
C
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Two-bedroom second-floor flat in popular Burdiehouse
- Located close to amenities and regular transport links
- Accessed through a secure shared stairwell
- Welcoming hallway with storage
- Generous living/dining/kitchen
- Two double bedrooms
- Bathroom with shower-over-bath
- Communal gardens
- Off-street residents' parking
- Gas central heating and full double glazing







Extras: All fitted floor and window coverings, light fittings and white goods are included.

Factor: The factor is managed by James Gibb at an approximate monthly cost of £60.

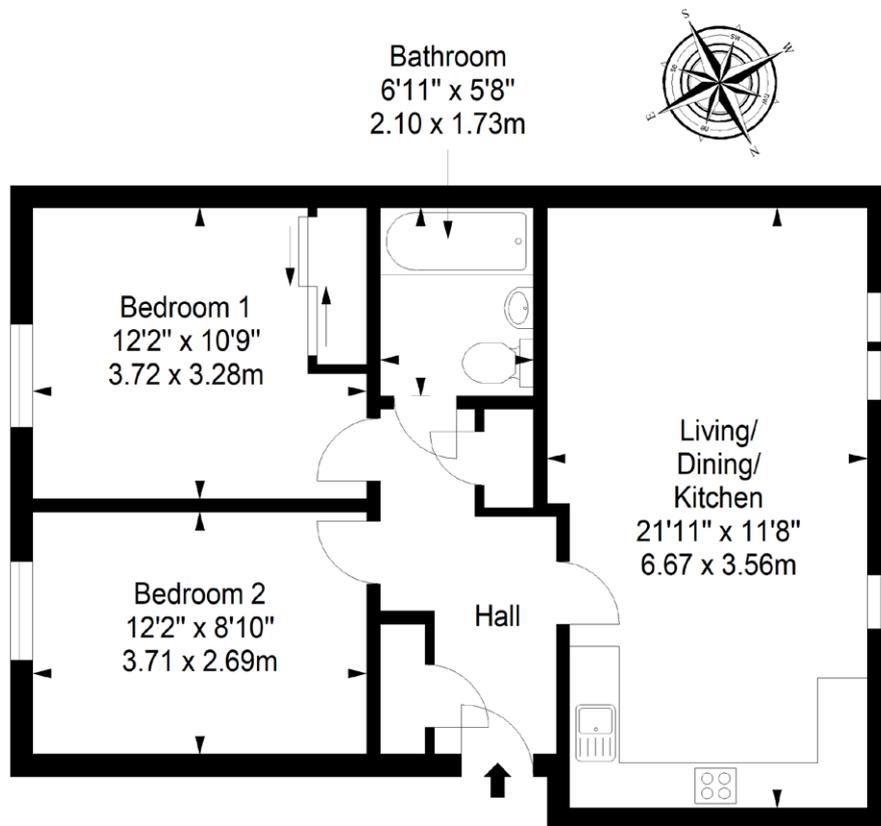


BURDIEHOUSE

The Burdiehouse–Straiton area offers a convenient and well-connected residential setting on the southern edge of Edinburgh. Popular with families and professionals alike, the area combines established neighbourhoods with excellent local amenities, including the nearby Straiton Retail Park, which provides a wide range of shops, supermarkets, and dining options. Residents also benefit from easy access to green spaces such as the scenic Pentland Hills Regional Park, ideal for walking, cycling, and outdoor recreation. With regular public transport links and straightforward road connections to the city centre and the City of Edinburgh Bypass (A720), Burdiehouse and Straiton provide an appealing balance of suburban comfort, natural surroundings and accessibility.

Second Floor

Approx. 58.4 sq. metres (628.6 sq. feet)



Total area: approx. 58.4 sq. metres (628.6 sq. feet)

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