



## 37 Clippens Drive, Burdiehouse, Edinburgh, EH17 8TU

Spacious, Three-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Light, tastefully presented and spacious, three-bedroom, detached family home with gardens, a driveway, and an integrated garage. Set southerly facing on a corner plot of a modern residential development, located in the Burdiehouse area, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, utility room, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a fully integrated kitchen, modern bathroom suites, contemporary lighting, gas central heating and double glazing. In addition, there are dual-aspect rooms, and good storage including a loft and a garage with power and lighting.

To the front is a lawn and a double driveway; whilst a good-sized rear garden includes a paved patio and lawn. This modern development also provides landscaped grounds and green spaces, with ample additional visitors' parking spaces.

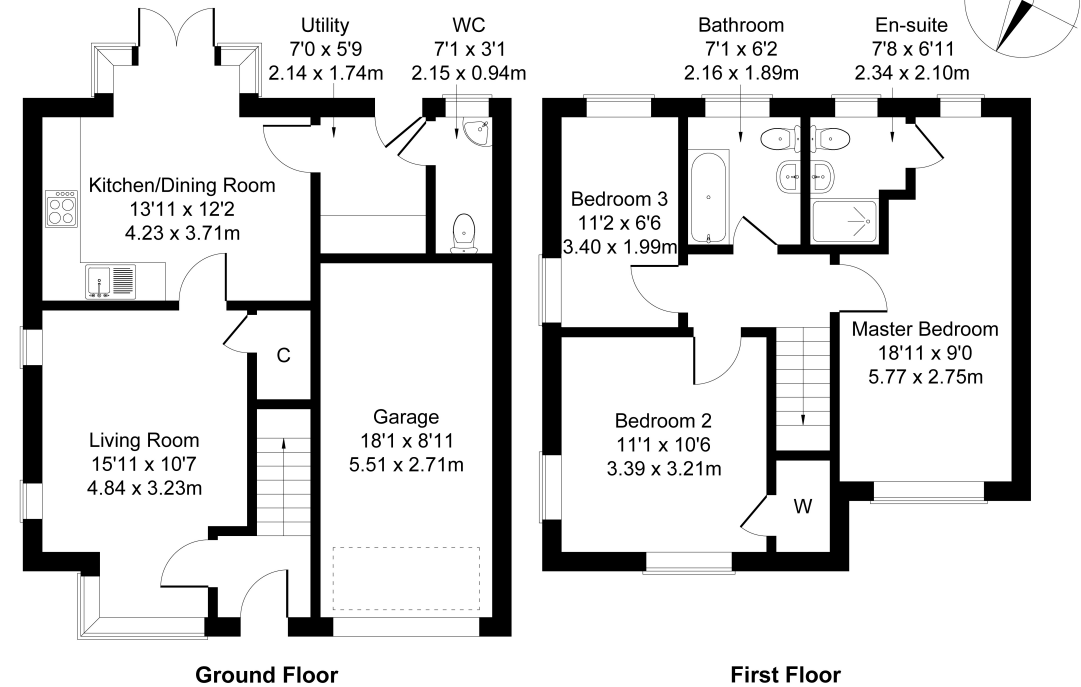
A welcoming hall affords access to the carpeted stairs leading to the upper hall and opens into the front-facing living room featuring a pendant light fitting, a built-in cupboard, carpeted flooring and dual aspect windows enjoying plenty of natural light. Set off the lounge, to the rear, a stylish kitchen has patio doors leading to the garden, space for dining, and includes modern units, stone effect worktops with matching upstands, a tiled surround, unit downlighting, a sink with a drainer and a spray-pull tap and an integrated oven, gas hob, fridge/freezer and dishwasher. Set off the kitchen/dining, the utility room has matching kitchen units and worktops; space for freestanding appliances; and access to the garden and a convenient WC.

On the upper floor, a generous dull aspect master bedroom is tastefully finished, with carpeted flooring, two light fittings, a wall mount TV point, and a modern en-suite shower room. Two further well-finished bedrooms are set to opposite aspects, with bedroom two also including a built-in wardrobe. Completing the accommodation, a family-size bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls, a ladder-style radiator, stoplights and wood effect flooring.



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Approximate Gross Internal Area: (1098 sq ft - 102 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Burdiehouse lies approximately six miles south of the city centre, with a good choice of shopping outlets on hand, including a Morrisons supermarket on Gilmerton Road and further amenities available at the Cameron Toll Shopping Centre. There is quick access to the city bypass, with the Straiton and Fort Kinnaird retail parks offering more extensive supermarket and high-street shopping.

For scenic walks, the Braid Hills and Pentland Hills are only a short drive away, and there is a whole host of leisure facilities including a riding school, ski centre, and golf courses within the vicinity. Schooling is well-represented from nursery to senior level, and an efficient public transport network is on hand, which operates to most parts of the city and the surrounding areas.









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