



## 12 Burndale Place, Edinburgh, EH17 8TD

Main Door, One Bedroom, Corner Aspect Flat

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# Property Description

Beautifully presented, 1/4 share, main door, one-bedroom, corner aspect ground-floor flat, with gardens. Forming part of a modern development, located in the Gilmerton area, south of Edinburgh city centre. Comprises: an entrance hallway, living room, dining/kitchen, double bedrooms, and a bathroom.

Highlights include extensive contemporary flooring, a modern fitted kitchen and bathroom suites, and superb integrated storage including a walk-in storeroom.

In addition, there are TV and telephone points, double glazing, centralised central heating and low-maintenance gardens to the front and rear.

This factored development is set back from the main road with a 'cul-de-sac' entrance, and also includes a shared drying green, as well as ample residents' parking.

The hall gives access to all rooms except the kitchen and features a built-in store cupboard, ample space for outerwear and access to the generous walk-in storeroom. The corner aspect lounge is set to the front, with a wall-mounted electric fireplace, wood-effect flooring and two ceiling light fittings.

Set off the lounge, the modern fitted kitchen has a door to the rear garden and space for a dinner table. Fitted units include stone-effect worktops, sink with drainer, a tiled surround, a freestanding fridge/freezer and washing machine, and an integrated electric oven and ceramic hob with a canopy above.

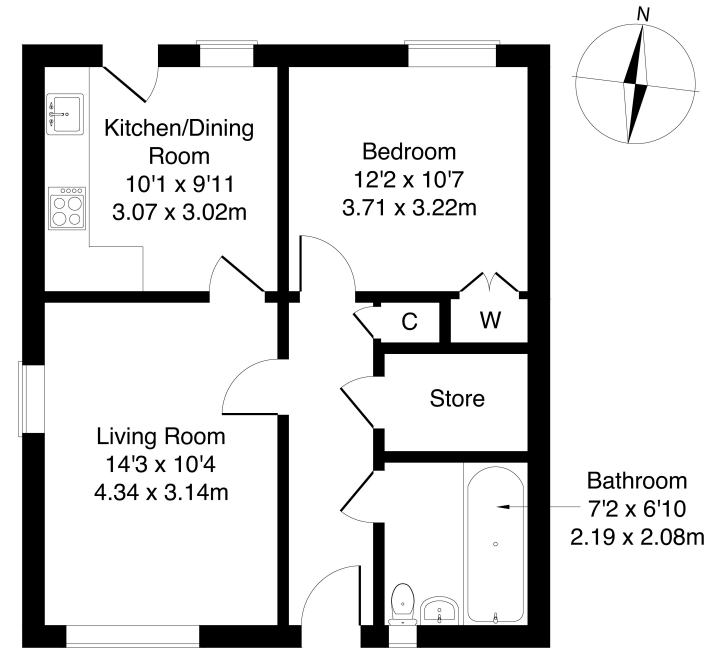
Also rear-facing is a spacious double bedroom with built-in wardrobes and ample space for freestanding furniture. The bathroom is set off the hall with a front-facing window and includes a modern suite with a shower unit for over the bath, tiled flooring and splash walls.

A 360 Virtual Tour is available online.



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**Approximate Gross Internal Area: (527 sq ft - 49 sq m.)**



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

## Area Description

Gilmerton is a long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrisons supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are

easy reach, offering a large choice of retail outlets. Local schooling is close by, with Gilmerton Primary and Gracemount High School quickly accessible. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle.









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