



9 Dunnet Grove, Burdiehouse, Edinburgh, EH17 8TF

Immaculately Presented and Spacious, Four-Bedroom, Detached Family Home

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Property Description

Immaculately presented and spacious, four-bedroom, detached family home, with gardens, a driveway and an integrated garage. Set in a modern, residential development, located in the Burdiehouse area, south of Edinburgh city centre.

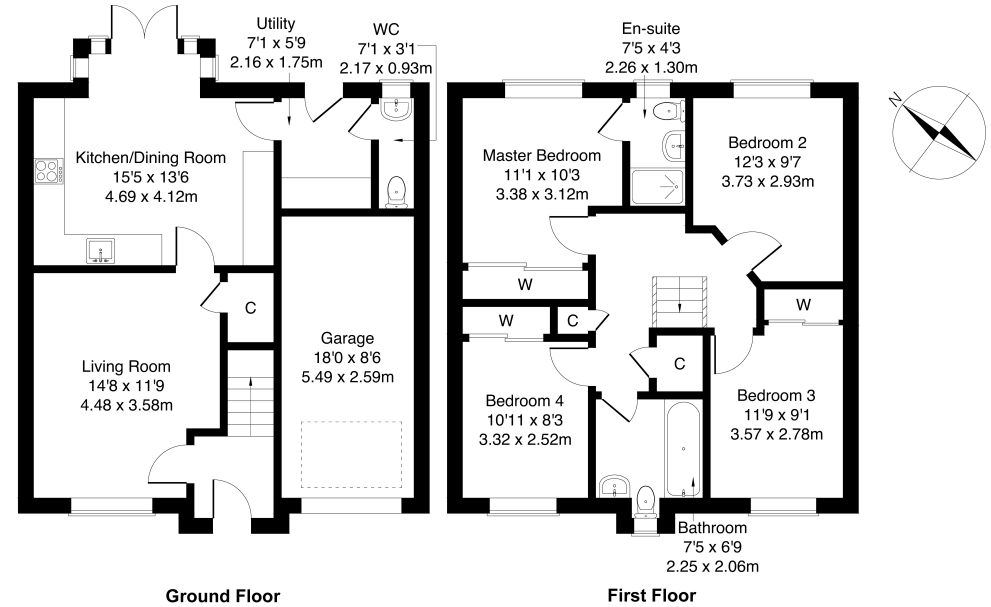
Comprises an entrance hall, living room, dining/kitchen, utility room, four double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Tastefully finished throughout, in move-in condition, highlights include a fully integrated kitchen, modern bathroom suites, contemporary flooring and lighting. In addition, there is HIVE gas central heating, double glazing and superb storage, with a fully floored loft and a garage with power and light.

To the front is a low-maintenance garden and a double driveway, whilst the large rear garden includes paved and wood-decked patios and a synthetic turf lawn. This modern development also provides landscaped grounds as well as ample residents' and visitors' parking.

A bright entrance hall leads into a living room, with storage, on the left. Finished with light, neutral decor and modern, wood-effect flooring, the tastefully presented reception room provides ample space for freestanding furniture and leads, conveniently, into a kitchen. Fitted with contemporary, white units and stone-effect worktops, the kitchen includes space for a dining table and chairs and opens, via French doors, onto the garden. Appliances include an integrated double oven, a five-burner gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher, whilst an adjoining utility room, with access to a WC and to the garden, provides plumbing and space for further appliances. Upstairs, a landing, with storage, leads to four tastefully presented double bedrooms. Whilst three of the bedrooms benefit from built-in wardrobe storage, the master bedroom enjoys its own en-suite shower room. Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator, vanity storage and tiled splash walls and flooring.

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Approximate Gross Internal Area: (1281 sq ft - 119 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 Kinraid 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 are a whole host of leisure facilities including a riding school, ski centre, and golf courses in 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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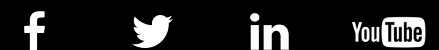
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