



## 28 Adit Place, Edinburgh, EH17 8GA

Light & Tastefully Presented, Three-Bedroom, Mid-Terrace Home with Gardens

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# Property Description

Situated in a quiet position adjacent to a shared green, this light and tastefully decorated three-bedroom mid-terrace house offers well-proportioned accommodation with private gardens. Forming part of a modern residential development in Burdiehouse, to the south of Edinburgh city centre, the property combines stylish interiors with a practical layout ideal for families or professionals.

Comprises an entrance hall, living/dining room, kitchen, utility cupboard, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a fully integrated, stylish kitchen, modern bathroom suites and contemporary flooring. In addition, there is gas central heating, double glazing and good storage provision, including a loft.

Externally, the property benefits from an enclosed rear garden featuring a lawn, a decked patio and a store shed. Furthermore, there are ample residential parking bays adjacent to the terrace, whilst the development is conveniently located for access to the City Bypass and Straiton Retail Park.

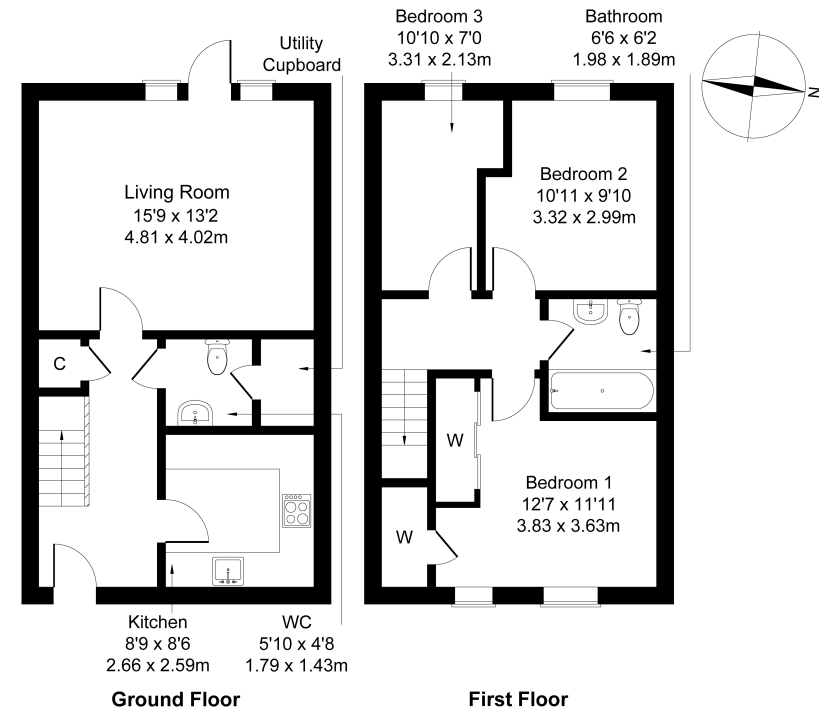
A welcoming entrance hall gives access to the carpeted stairway and throughout the ground floor, including a storage cupboard, and a generous WC is fitted with a two-piece suite that gives access to the utility cupboard. Set across the rear of the floor plan, a good-sized public room has ample space for lounge and dining furniture, and enjoys direct access to the garden and raised patio decking via sliding doors—perfect for entertaining or relaxing outdoors. Front-facing, the stylish kitchen includes wood-effect worktops, with matching upstands, a sink with a drainer, an integrated dishwasher, a fridge/freezer, an electric oven and a ceramic hob.

On the first floor, a bright main bedroom is set to the front, and includes a built-in mirrored wardrobe, a deep storage cupboard, carpeted flooring and a TV point. Two further bedrooms overlook the rear garden, offering flexible space for guest rooms, home offices, or children's bedrooms, with stunning open views towards the Pentland Hills. Completing the accommodation, the family bathroom is fitted with a three-piece suite, including a mains shower over the bath, tiled splash walls, a ladder-style radiator, and a shaver point.



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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



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

## Area Description

Located around six miles south of Edinburgh city centre, Burdiehouse offers a convenient and well-connected setting with a variety of local amenities. Nearby, you'll find a Morrisons supermarket on Gilmerton Road, with further shopping options available at Cameron Toll Shopping Centre. The area also benefits from excellent access to the city bypass, linking easily to the extensive retail and leisure facilities at Straiton and Fort Kinnaird retail parks. Outdoor

enthusiasts will appreciate the proximity to the Braid Hills and Pentland Hills, both ideal for scenic walks and outdoor activities. The local area also offers a range of leisure facilities, including a ski centre, riding school, and several golf courses. Families are well served by a selection of schools from nursery through to secondary level, while a reliable public transport network ensures easy travel across Edinburgh and the surrounding areas.









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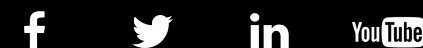
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