



1/11 Fells Way, Burdiehouse, Edinburgh, EH17 8TZ

Immaculately Presented, Two-Bedroom, Third (top) Floor Flat

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Property Description

Immaculately presented, two-bedroom, triple-aspect flat, set on the third (top) floor of a modern and factored apartment block. The property is set in a residential development in the popular and well placed Burdiehouse area, to the south of Edinburgh city centre.

Comprises: an entrance hall, open plan living/dining room and kitchen, master bedroom with en-suite, a further double bedroom, and a bathroom.

Features include fresh modern décor throughout, contemporary flooring and quality fittings, and modern bathroom suites. In addition, there is uPVC double glazing, gas central heating, good integral storage space, a secure entry system and TV and telephone points. Externally, there is ample parking in the residents' car park to the rear, and well-tended, communal grounds.

The light entrance hall serves each room within the property, and includes contemporary wood-effect flooring, two storage cupboards, and the entry phone handset. With windows to two aspects, the sunny and spacious living/dining room has laminate flooring, ample room for both lounge and dining furniture, and offers French doors opening to a south-facing Juliet balcony.

Set to one side of the room, the kitchen is fitted with modern units, stone-effect worktops with a matching upstand, and a stainless steel sink, with appliances including an integrated gas hob, electric oven, and a freestanding fridge/freezer and washing machine.

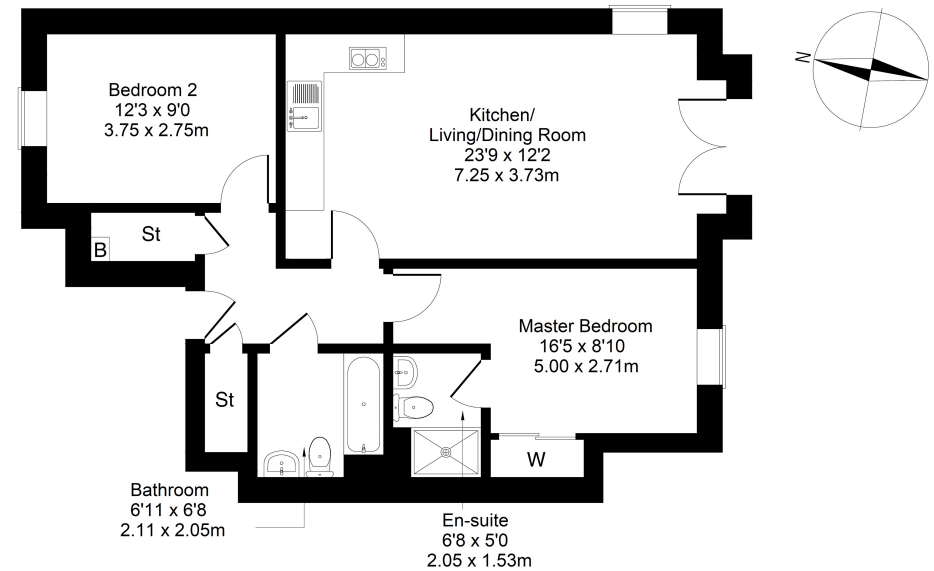
Set to the same southerly aspect, the master bedroom features a built-in wardrobe with sliding mirrored doors and a stylish en-suite shower room which is fitted with a two-piece suite, a cubicle with an electric shower, and shaver points. A second well proportioned double bedroom is set to the north, and also offers plenty of space for freestanding bedroom furniture.

Completing the accommodation, a separate full bathroom is fitted with a modern three-piece suite with a mains mixer shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (764 sq ft - 71 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 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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