



## 20 Durie Loan, Burdiehouse, Edinburgh, EH17 8TT

Immaculately Presented, Modern, Three-Bedroom, Semi-Detached, Family Home

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# Property Description

Immaculately presented, modern, three-bedroom, semi-detached, family home, with gardens, a garage and a driveway. Located in a family-friendly, factored development in the popular Burdiehouse district, south of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, utility room, three flexible bedrooms, a family bathroom, an en-suite shower room and a ground-floor WC.

In move-in condition, highlights include a stylish, integrated kitchen, modern bathroom suites, gas central heating, double glazing and tasteful decor throughout.

Externally, there is a lawn and monoblock driveway to the front, whilst an enclosed rear garden features a paved patio, a decked terrace, a lawn and plant beds. Furthermore, there is additional on-street parking and visitor parking bays throughout the development.

A welcoming entrance hall is finished with light, neutral decor and leads into a front-facing living room on the left. The tastefully presented reception room enjoys plenty of natural light from dual-aspect glazing and offers generous, versatile space for freestanding lounge furniture. Leading off the living room, a kitchen provides space for seated dining and opens onto the garden via French doors. Fitted with contemporary units and worktops, the kitchen also includes an integrated double oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher. There is space for a washing machine and a wine fridge in an adjoining utility room, with access to the garden and to a WC.

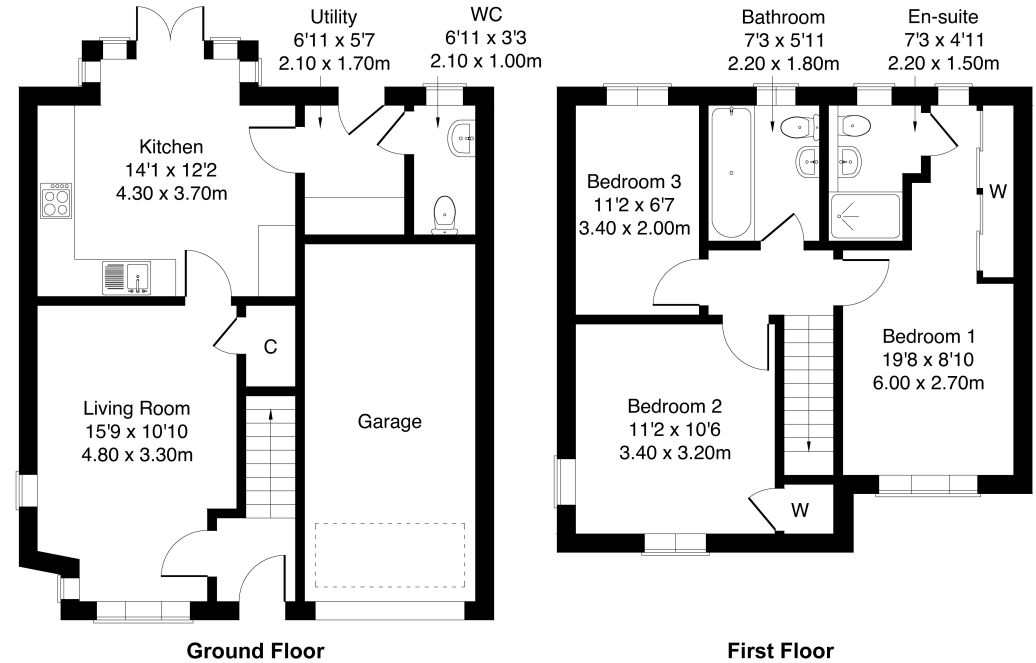
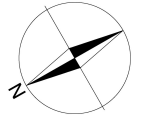
Upstairs, three well-proportioned bedrooms continue the tasteful presentation of the living space, with the master bedroom benefiting from integrated wardrobe storage and an en-suite shower room.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (1130 sq ft - 105 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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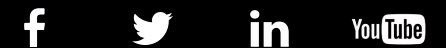
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