




McEwan Fraser Legal

Solicitors & Estate Agents

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13 Burdiehouse Square

EDINBURGH, EH17 8BN



EDINBURGH



A SPACIOUS THREE-BED MAIN DOOR LOWER VILLA IN THE POPULAR BURDIEHOUSE AREA.

Burdiehouse Square is situated five miles south of the city centre. The area now offers an extensive mix of housing and has local shopping nearby. A Morrisons supermarket is on Gilmerton Road, while Cameron Toll Shopping Centre and Straiton Retail Park list a number of high street names, superstores and supermarkets. Gracemount Leisure Centre has a swimming pool, gym and range of fitness classes. There are also two primary

schools, Gracemount High School on Lasswade Road, and it is also close to Edinburgh University's Kings Buildings campus. Open spaces include the Braid and Pentland Hills as well as a choice of local golf courses. Burdiehouse Square is an excellent location for the Royal Infirmary whilst further regular bus services will take you in many directions. The property is also ideally placed for car commuters with the city bypass close by.



13 BURDIEHOUSE SQUARE

McEwan Fraser Legal are delighted to bring to the market this well presented main door lower villa. The property is in good condition and freshly decorated. Consisting of an entrance hallway with storage and laminate flooring throughout, a bright and comfortable lounge to the front flooded with natural light, a kitchen with wall and base units and range cooker and provides direct access to the rear garden. One of the double bedrooms has built-in storage and dual aspect windows, a further double bedroom provides ample space for furniture if required and a fresh white suite bathroom with electric shower completes the rooms. The property further benefits from uPVC double glazed windows and gas central heating to ensure a cosy living environment all year round.

Externally there is a secure and well-maintained garden to the rear with a shed, decking area and drying poles. A private double driveway and on-street parking are available to the front.

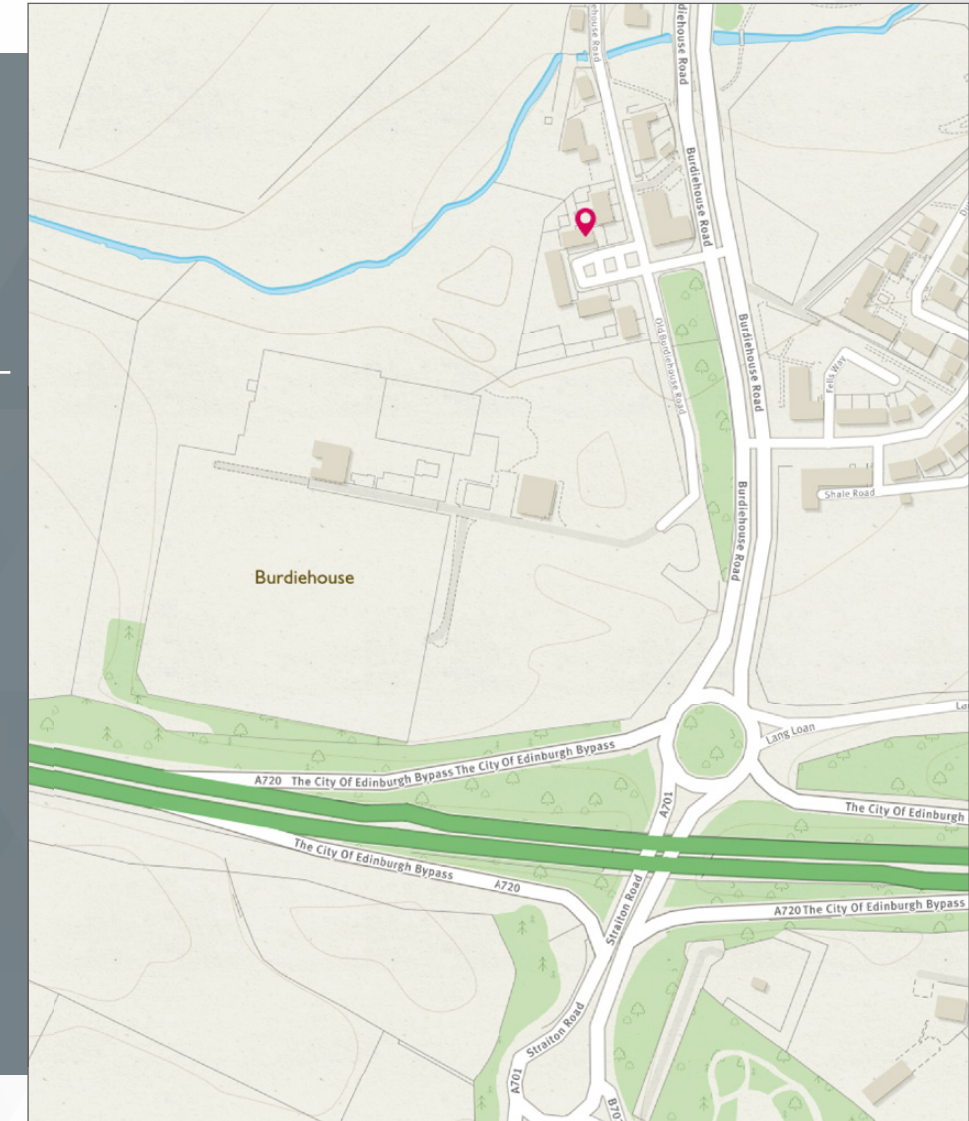
Early viewing of this property is highly recommended as this charming property will appeal to a variety of buyers.



Approximate Dimensions (Taken from the widest point)

Lounge	4.87m (16') x 3.46m (11'4")
Kitchen	3.40m (11'2") x 1.84m (6')
Bedroom 1	5.00m (16'5") x 2.94m (9'8")
Bedroom 2	3.80m (12'6") x 2.60m (8'6")
Bedroom 3	4.00m (13'1") x 3.00m (9'10")
Bathroom	2.22m (7'3") x 1.50m (4'11")

Gross internal floor area (m²): 75m² | EPC Rating: C





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