

52 Burdiehouse Avenue

BURDIEHOUSE, EDINBURGH, EH17 8AN



*SUBSTANTIAL 3-BEDROOM SEMI-DETACHED HOUSE IN
DESIRABLE LOCATION WITH DRIVEWAY AND GARDEN*



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Ideally positioned within a popular residential area, this well-maintained three-bedroom semi-detached home offers comfortable family living with excellent external space. Benefiting from a private driveway with ample parking for several cars and a front garden.

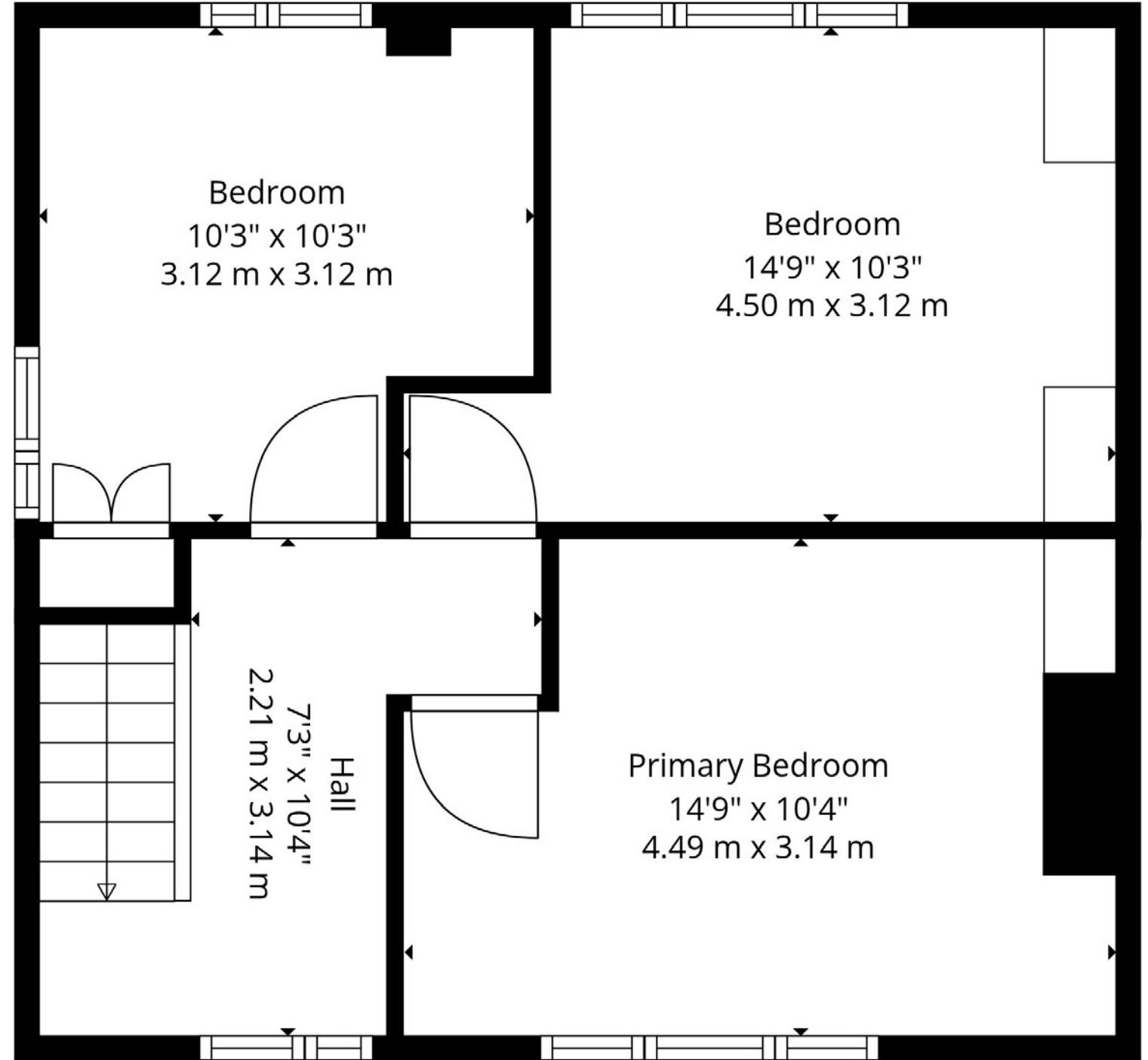
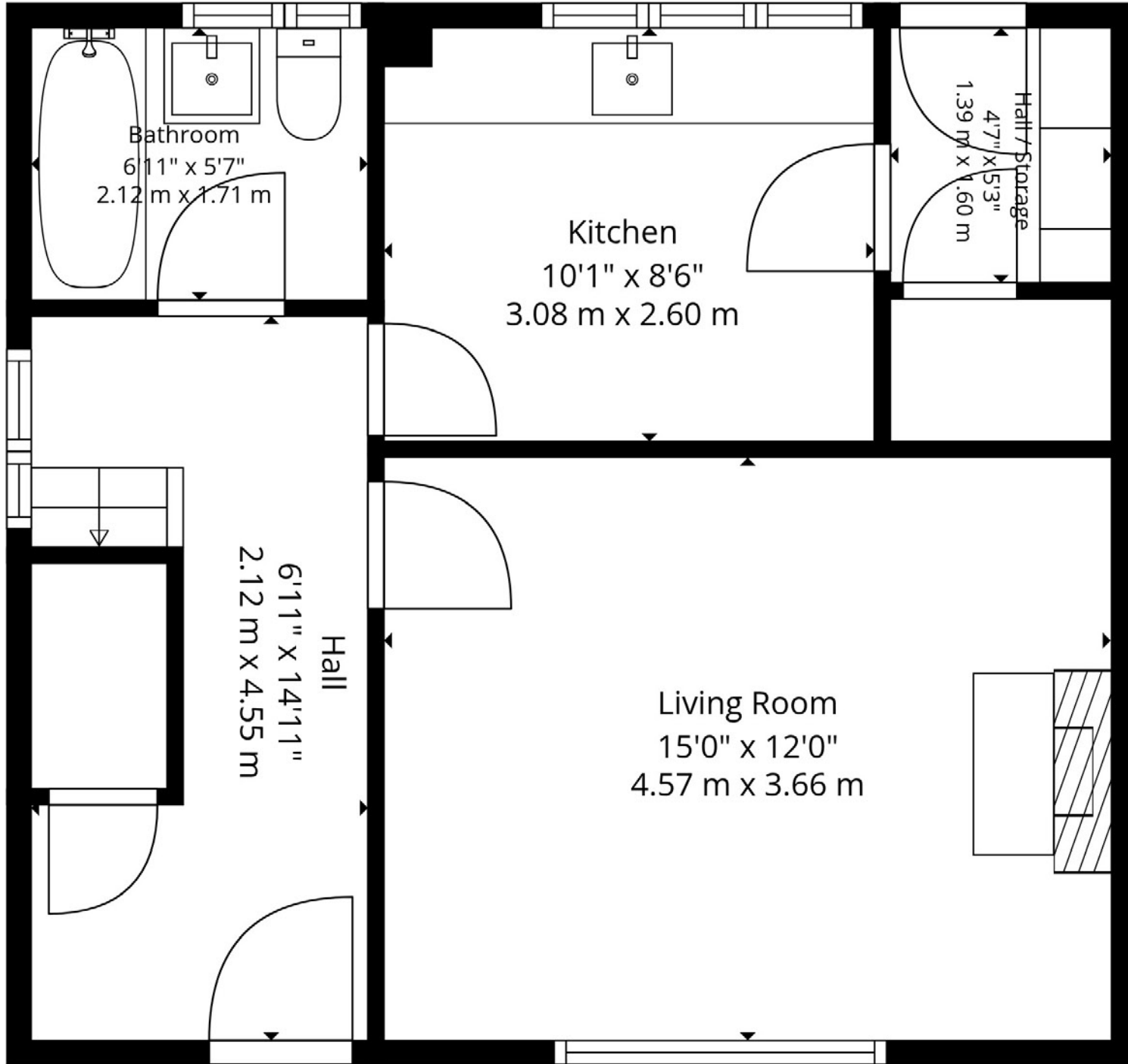
Upon entering via the front door, the living room to the right serves as a bright focal point, featuring a classic fireplace and large windows that flood the room with natural light. The kitchen is of a generous size, offering ample space for culinary activities, and conveniently leads through to a utility/storage room which provides direct access to the well-maintained, fully fenced back garden. The family bathroom is well-appointed, featuring an integrated bath and shower.





To the first floor, the property hosts three good-sized double bedrooms, offering versatile accommodation for a growing family or those needing home office space.





Gross internal floor area (m²): 88m²
EPC Rating: D



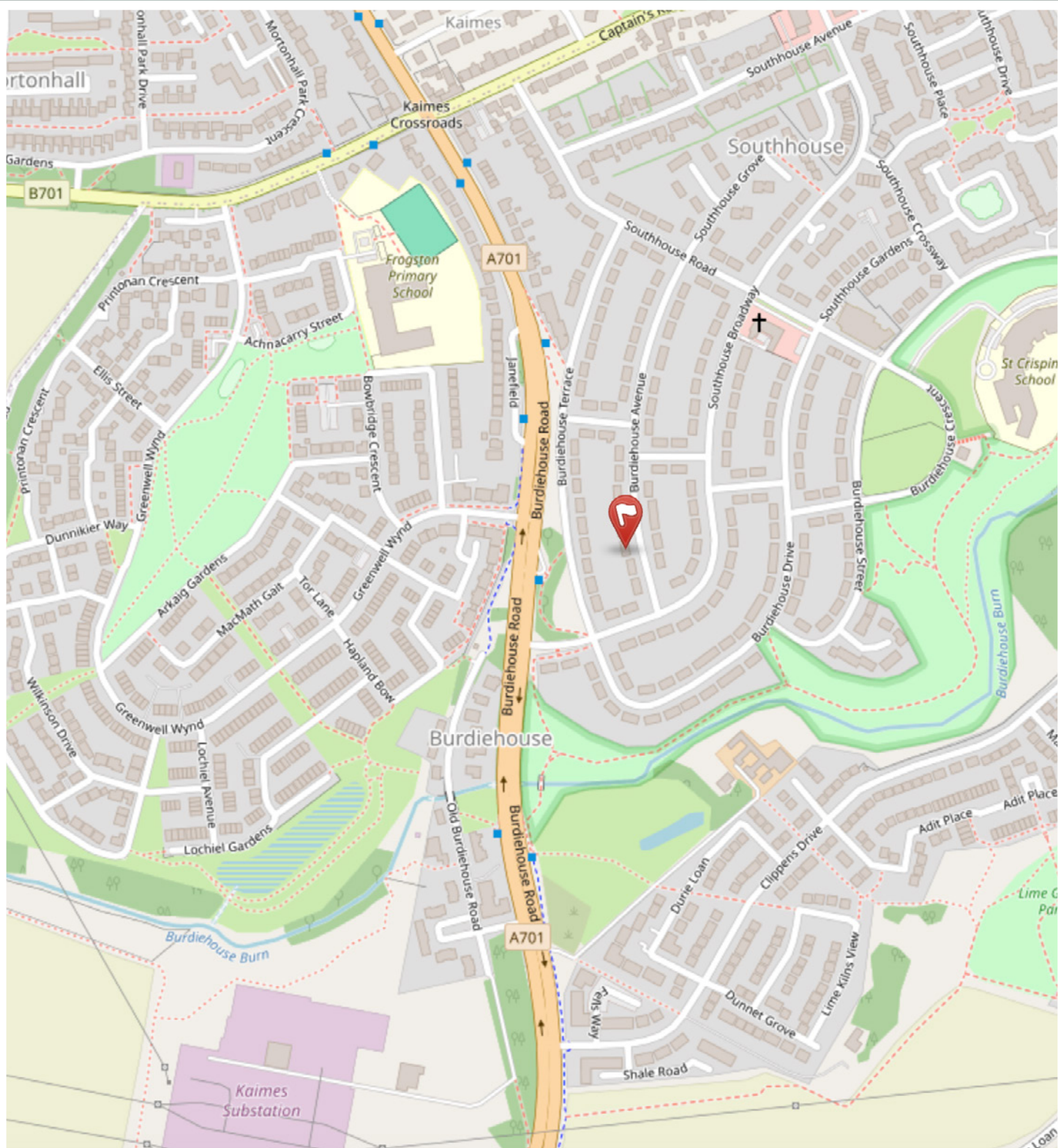
The exterior of the property is a true highlight; the fully fenced rear garden is perfectly kept, providing a safe and private sanctuary for relaxation or outdoor dining. This property offers a wonderful opportunity to acquire a substantial home in a sought-after location.



Burdiehouse is a sought after residential area lying to the south of the city centre. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.

The Edinburgh Royal Infirmary is located at Little France just a short car journey away.



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