

11 Martin Street

BURDIEHOUSE, EDINBURGH, EH17 8GB



*THIS PROPERTY IS SUBJECT TO A
BUYERS PREMIUM*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





A fantastic opportunity has arisen to acquire this stunning four-bedroom detached house located in a highly sought-after modern estate in Burdiehouse, making for an ideal family home.

Internally, this accommodation is in excellent decorative order while briefly consisting of:

GROUND FLOOR: A welcoming entrance hallway, a bright and spacious lounge, a fully-fitted kitchen/diner with an integrated hob, oven, extractor hood, fridge-freezer, dishwasher as well as downlights and French doors to the rear garden. There is a very useful utility room and airing room, keeping laundry separate, which gives the downstairs living space a great “flow”. The ground floor also benefits from a partially-tiled two-piece WC and a sizeable understairs cupboard for storage.





FIRST FLOOR: Large master bedroom with a built-in double wardrobe and a partially-tiled three-piece ensuite. There are two further double bedrooms and a single bedroom, all with ample room for free-standing furniture and different configurations as well as a partially-tiled three-piece family bathroom. Additional storage can be found off the landing cupboard and within the attic space above.





bedroom 1







bedroom 2



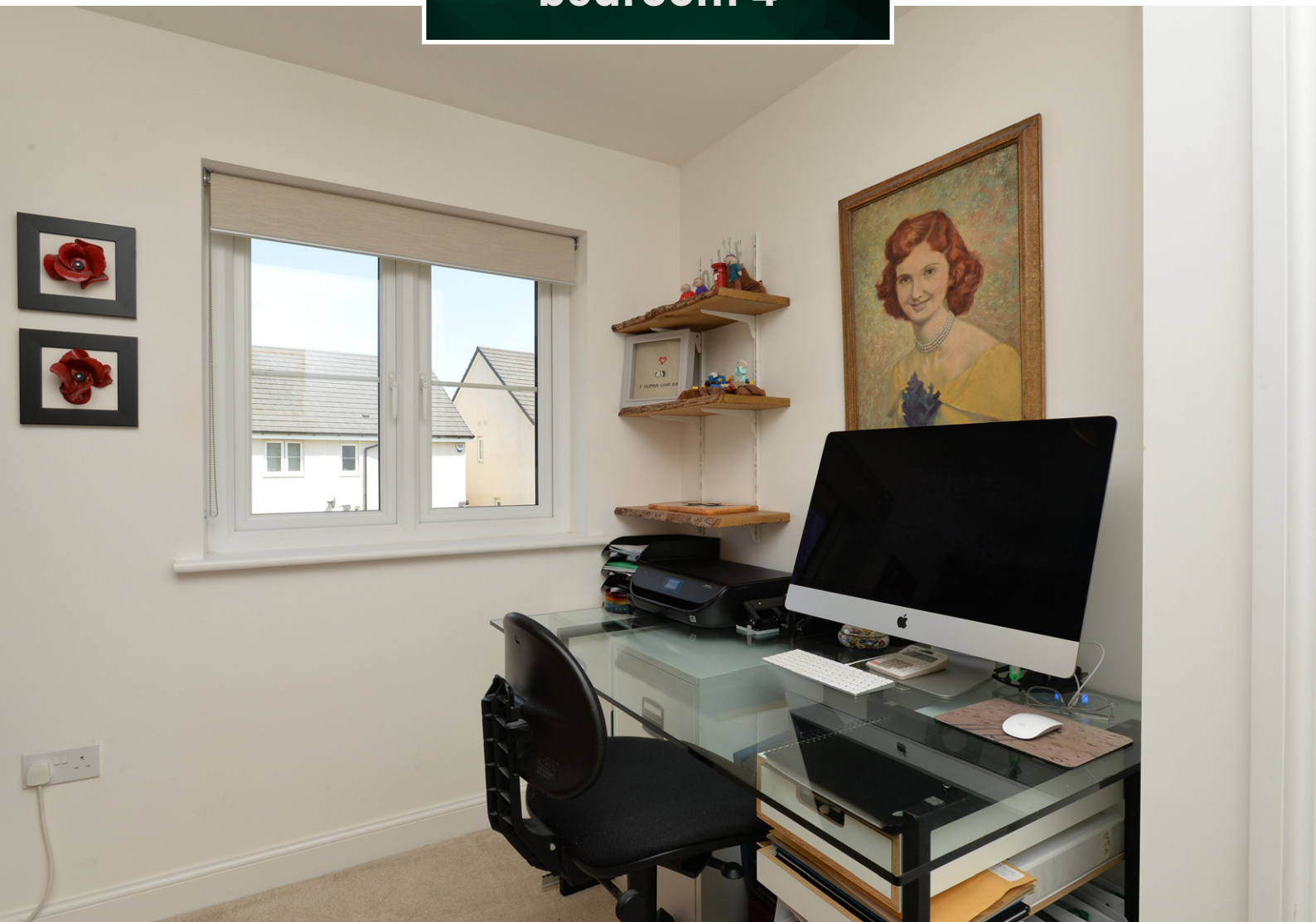


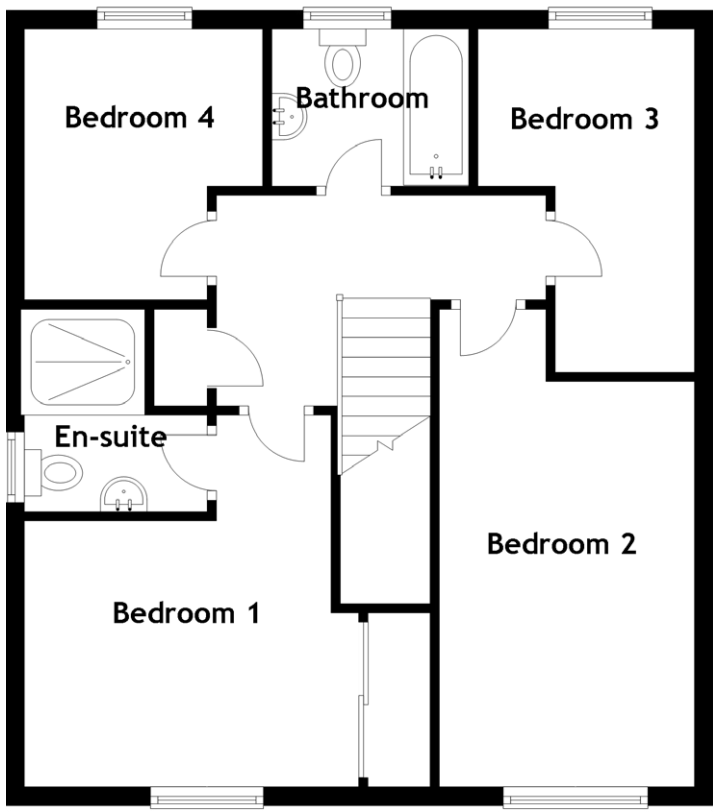
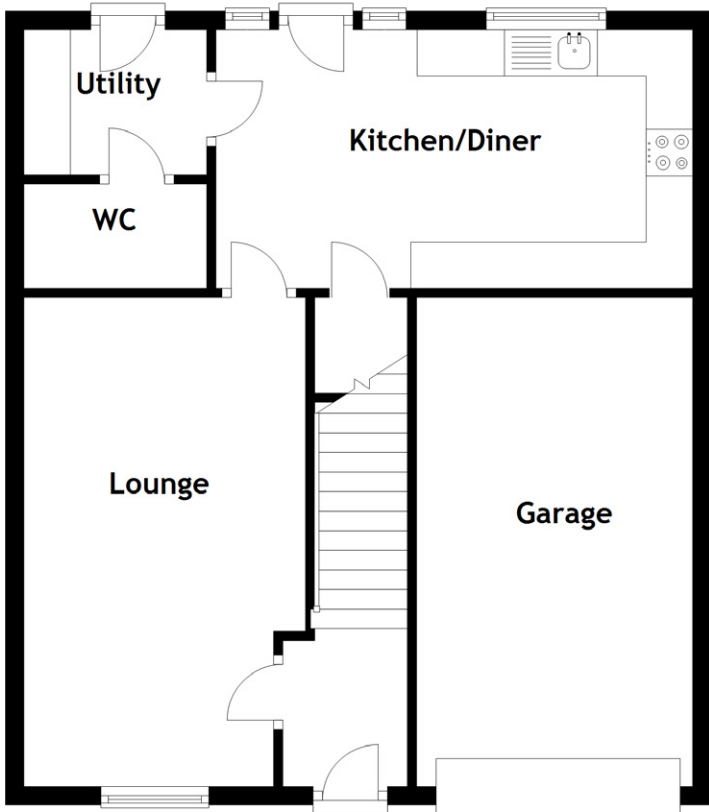
bedroom 3





bedroom 4





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	4.90m (16'1") x 2.79m (9'2")
Lounge	5.27m (17'3") x 3.03m (9'11")
Utility	1.97m (6'5") x 1.56m (5'2")
WC	1.97m (6'5") x 1.12m (3'8")
Bedroom 1	4.33m (14'3") x 3.59m (11'9")
En-suite	2.18m (7'2") x 1.29m (4'3")
Bedroom 2	5.14m (16'10") x 2.74m (9')

Bedroom 3	3.69m (12'1") x 1.50m (4'11")
Bedroom 4	2.92m (9'7") x 2.56m (8'5")
Bathroom	2.11m (6'11") x 1.69m (5'7")
Gross internal floor area (m ²): 100m ²	
EPC Rating: C	
Buyer's Premium Value: £5850	

This property also benefits from; gas central heating, full double glazing, private gardens to the front and rear, secure off-street parking, and an intruder alarm system. The large rear garden has plenty of space for an outhouse should any discerning buyer wish to add one.

Some properties really do tick every box, this is one of them.

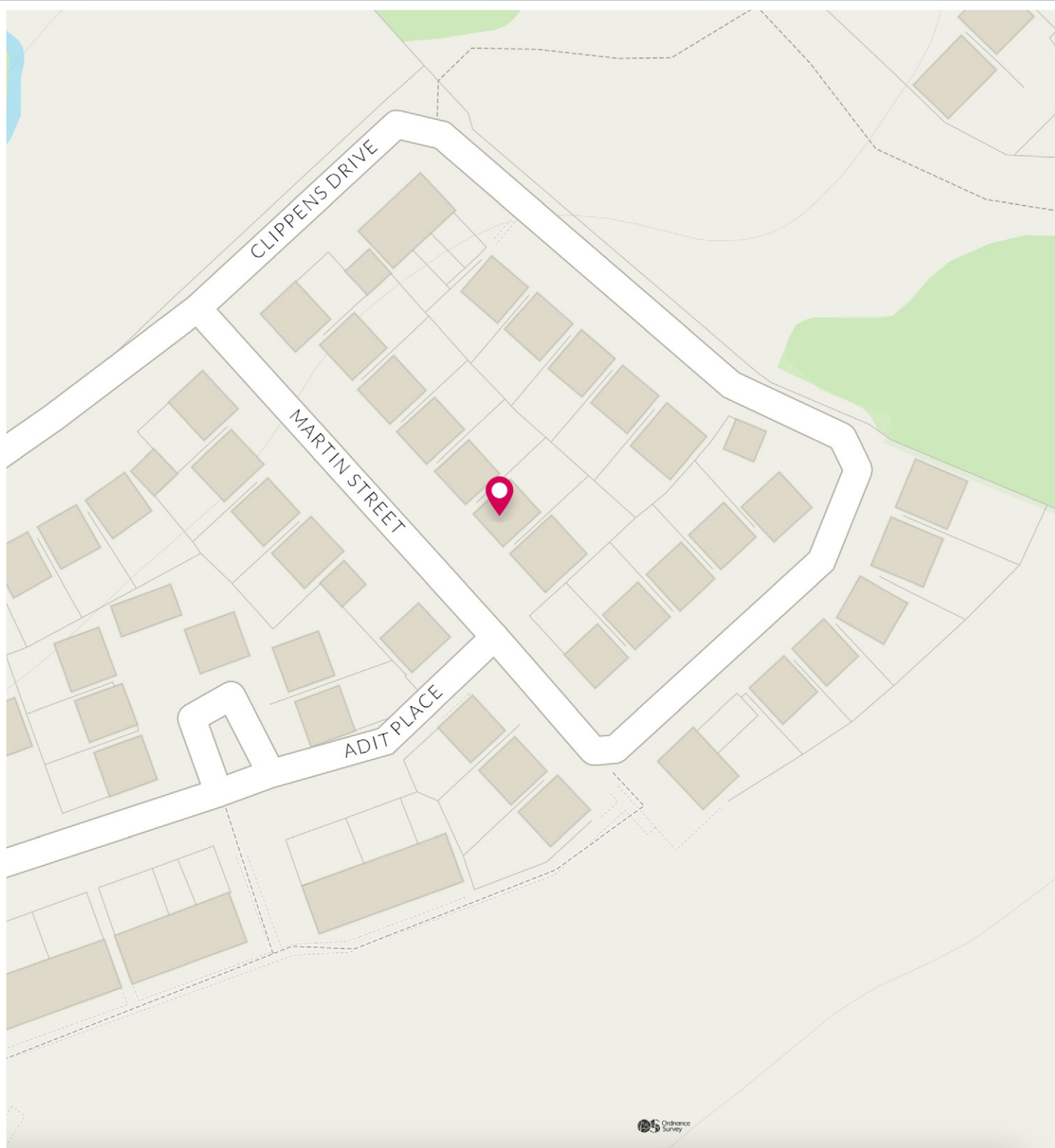




Burdiehouse is a sought after residential area lying to the south of the city centre. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish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



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JONNY CLIFFORD
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.