

32 Adit Place

BURDIEHOUSE, EDINBURGH, EH17 8GA



BEAUTIFULLY PRESENTED THREE-BEDROOM END-TERRACED PROPERTY WITH EN-SUITE, PRIVATE GARDEN, GAS CENTRAL HEATING, AND DOUBLE GLAZING



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this immaculately presented three-bedroom end-terraced house, located within a popular and modern residential development.

Internally, the property is offered to the market in true walk-in condition and provides well-proportioned accommodation over two levels, making it an ideal purchase for families, professionals, or first-time buyers.

The ground floor comprises a welcoming entrance hall, a bright and spacious living room with excellent natural light, and a modern fitted kitchen with ample wall and base units, worktop space, and room for dining. The kitchen provides direct access to the private rear garden, creating an excellent flow between indoor and outdoor living. A convenient ground-floor WC completes the lower level.

The Property









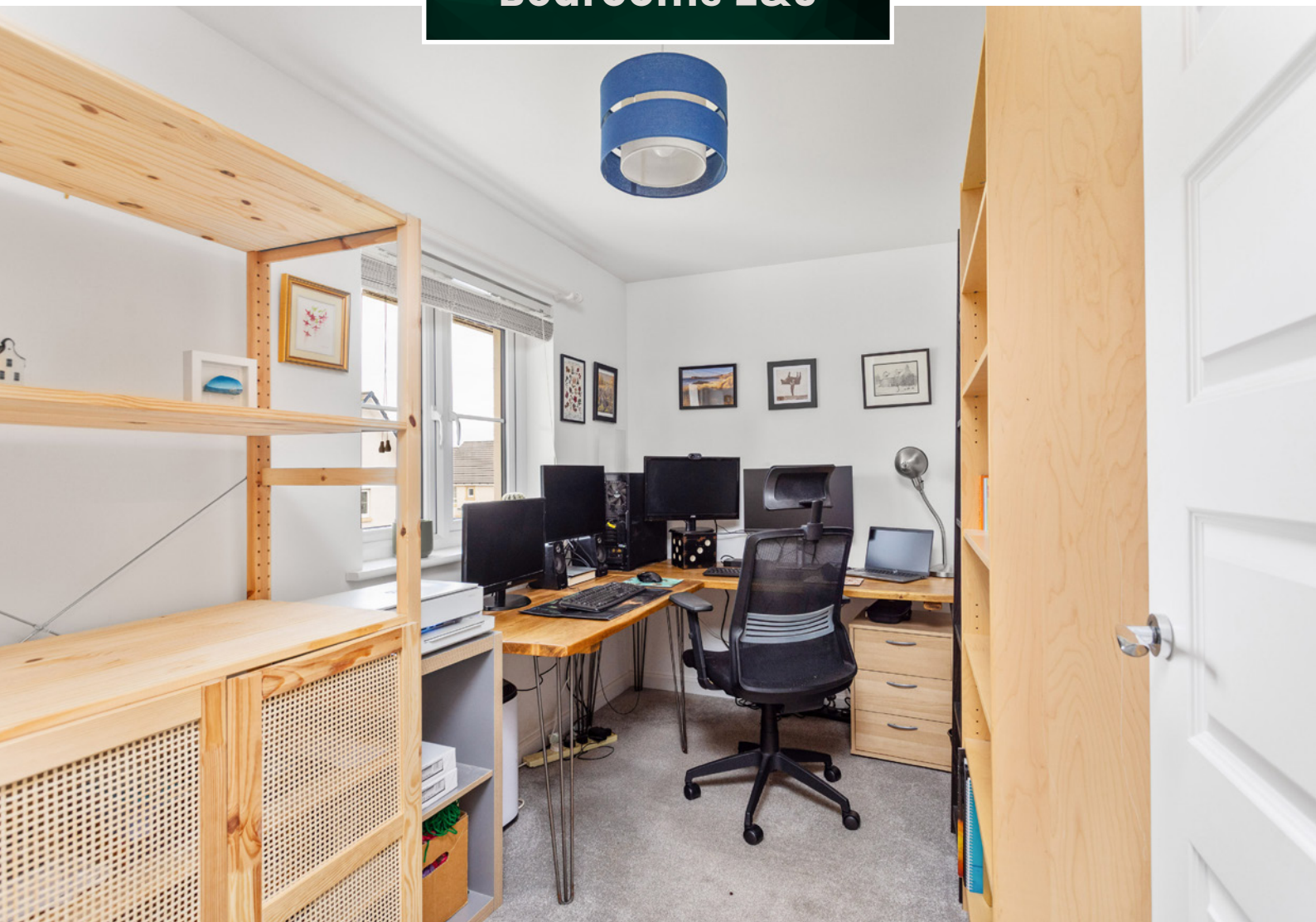
On the upper floor, the property features a spacious master bedroom with built-in storage and a stylish en-suite shower room. There are two further well-sized bedrooms, offering flexible accommodation for family use, guests, or home working. A contemporary family bathroom serves the remaining bedrooms.



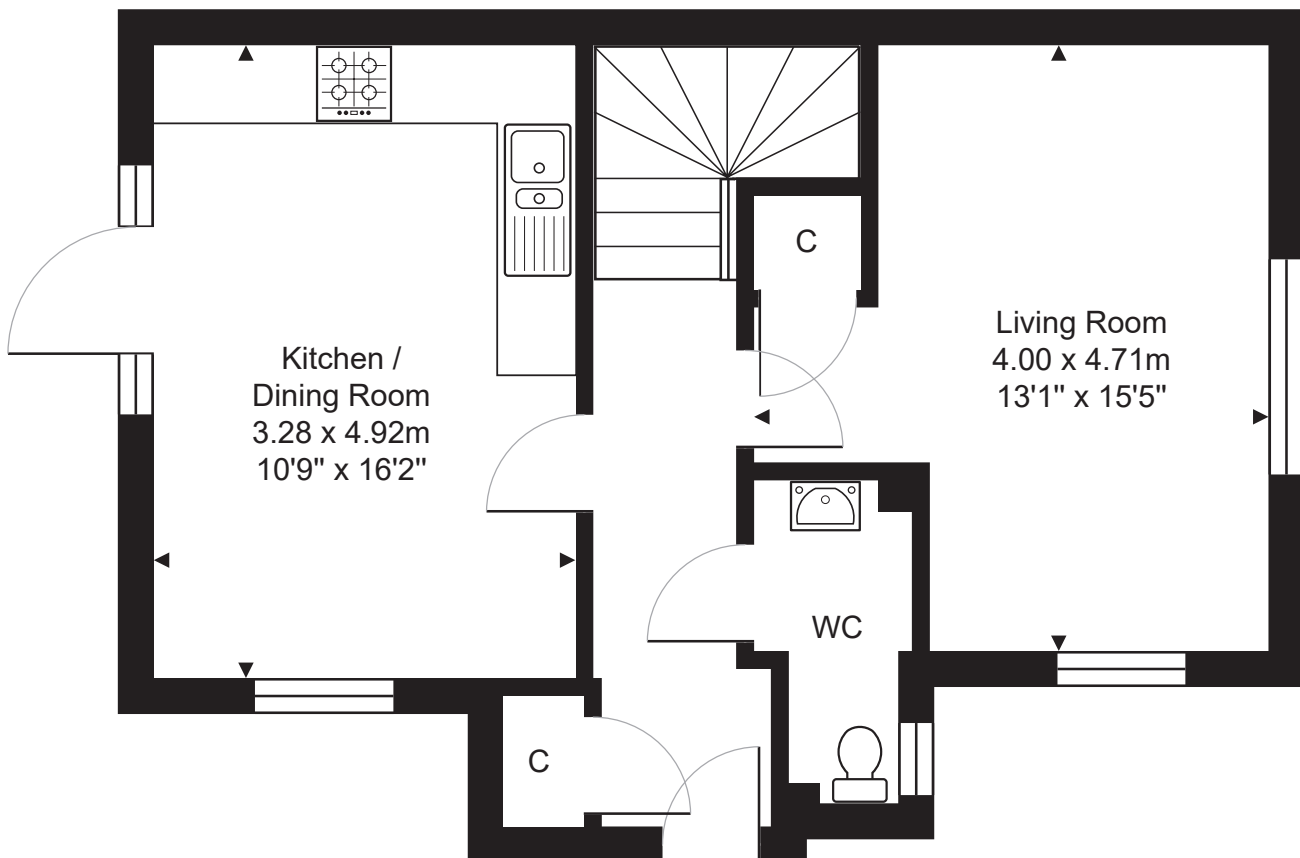
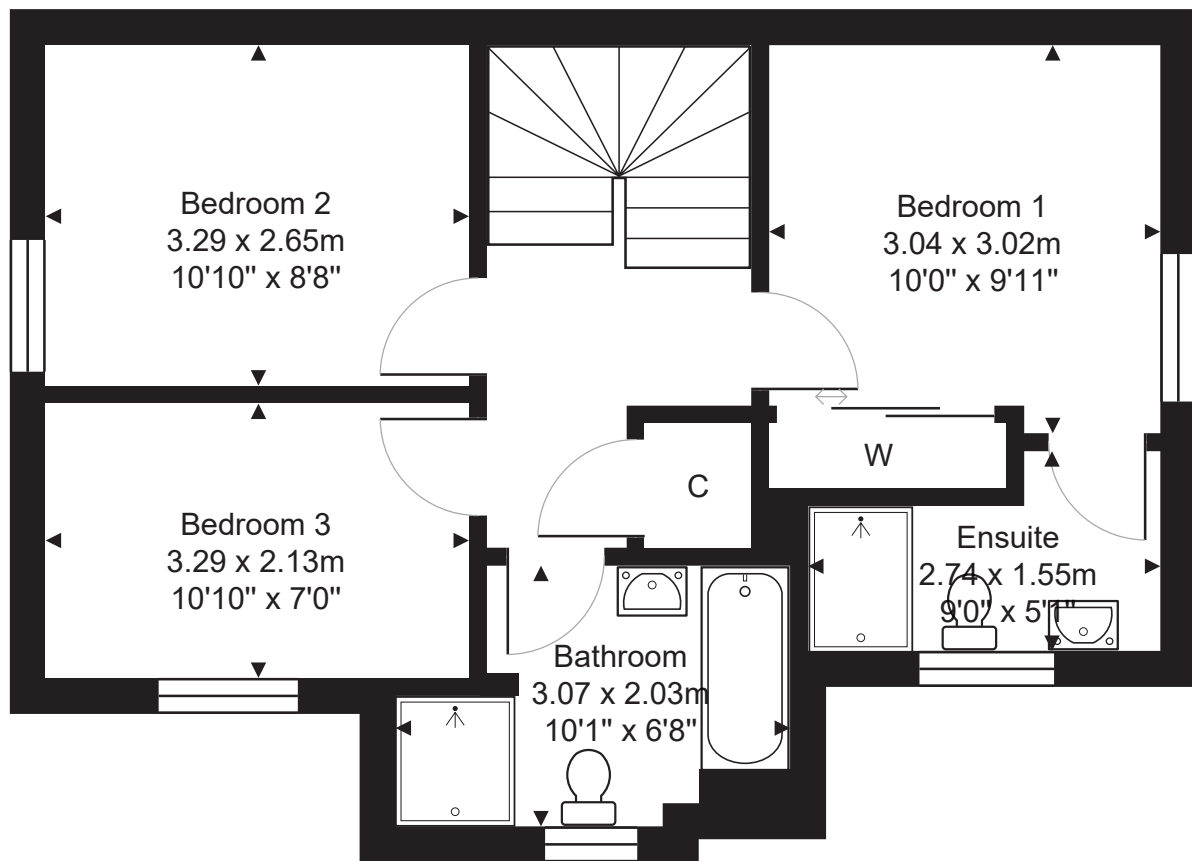




Bedrooms 2&3







Gross internal floor area (m²): 88m²

EPC Rating: B

Externally, the home benefits from a fully enclosed private rear garden, ideal for entertaining, children, or pets. Additional benefits include gas central heating, double glazing throughout, solar panels and the advantages of an end-terrace position, providing increased privacy and light.

Early viewing is highly recommended to appreciate the immaculate condition, modern layout, and sought-after location of this excellent home.



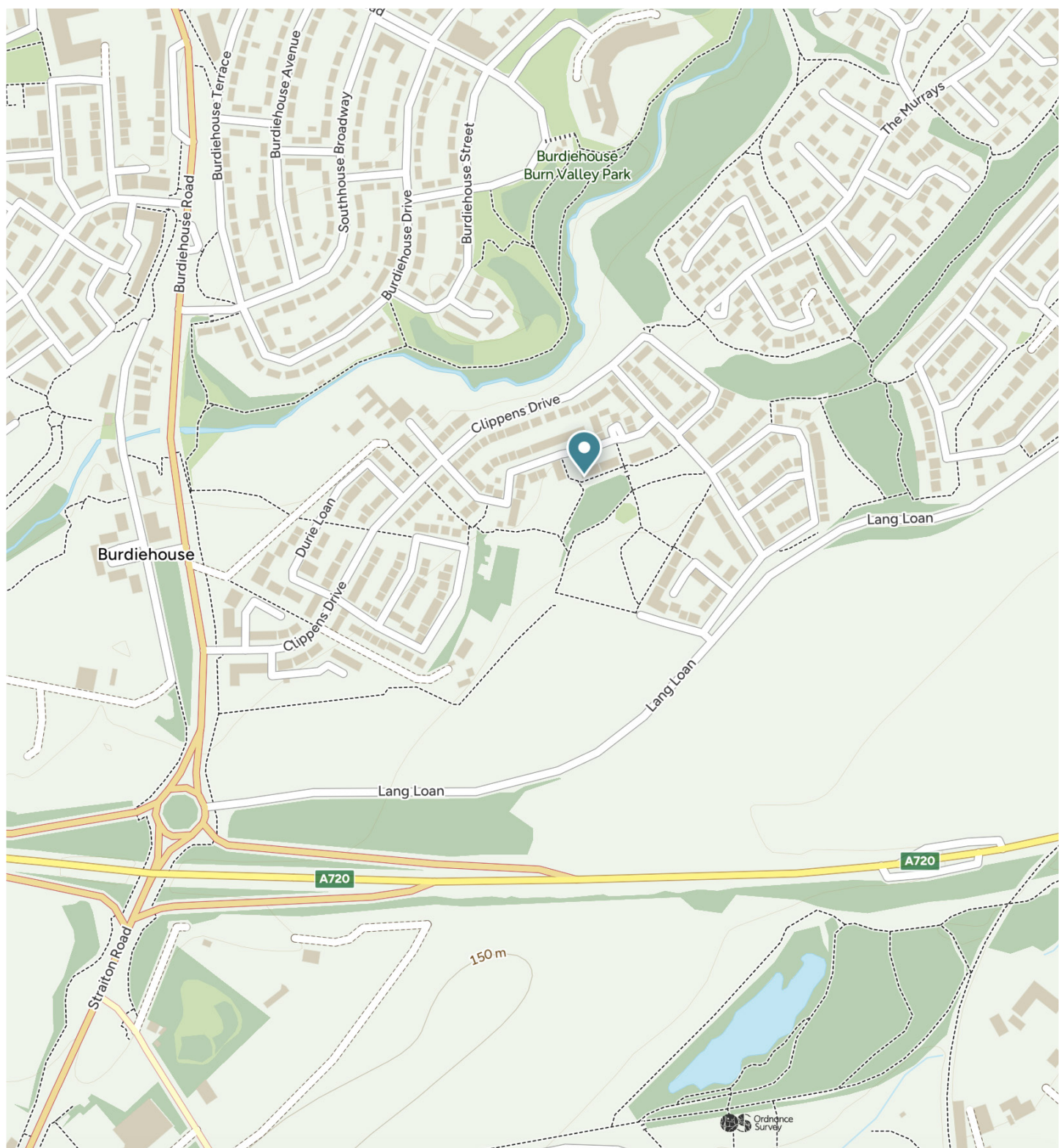


Liberton is a highly regarded residential area situated south of Edinburgh's city centre. Local amenities include a bank, post office, pharmacy, convenience store, florist, newsagent, and wine shop. More extensive shopping is available a short drive away at Cameron Toll Shopping Centre or Straiton Park.

The area is well-served by nurseries, primary, and secondary schools. Several independent schools are accessible by bus, and the University of Edinburgh's King's Buildings campus is within walking distance. Edinburgh Royal Infirmary at Little France is also a short drive away.

Public transport links provide easy access to the city's cultural, recreational, and educational venues. Road connections are excellent, with convenient access to the city bypass, the Scottish motorway network, the A1, and Edinburgh International Airport.

Recreational facilities include scenic walks around Blackford Hill, offering panoramic city views, and the woodland walk through The Hermitage along the Braid Burn. Three golf courses are located nearby: Liberton Golf Course, Craigmillar Park Golf Course, and Braid Hills Golf Course.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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