

59 Burdiehouse Street

SOUTHHOUSE, EDINBURGH, EH17 8HE



Spacious and Modern One Bedroom Terraced House In the Southhouse Area Of Edinburgh



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McEwan Fraser Legal is delighted to present this one-bedroom terraced house in Edinburgh's popular Southhouse area. The property is in walk-in condition having been modernised by the current owner.

THE LOUNGE



Inside, the property comprises of:

- Spacious living area with access to the rear vestibule which gives access to the back garden. The lounge is flooded by natural light due to being south facing and also from having two large windows.
- Fully equipped kitchen with hob, fan oven, dishwasher, washing machine and freestanding fridge freezer.

THE KITCHEN



THE BEDROOM



- One double bedroom includes built-in storage space.
- The main bathroom is fitted with a shower over the bath and has a chrome heated towel rail. The bathroom is also newly fitted and is lovely and modern.
- The rear garden is very spacious and is low maintenance, secure private garden area.



THE BATHROOM

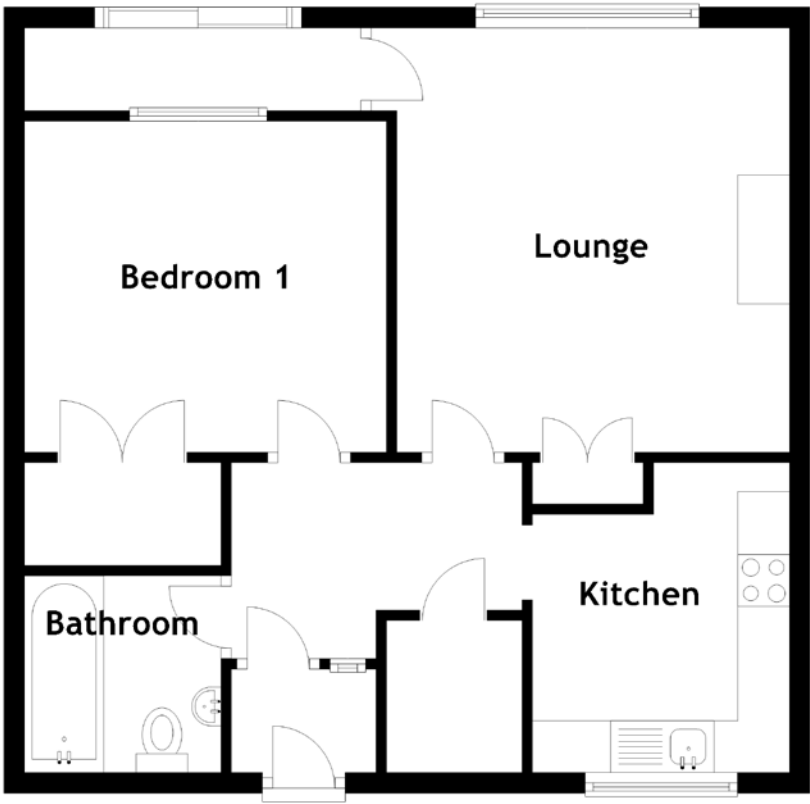


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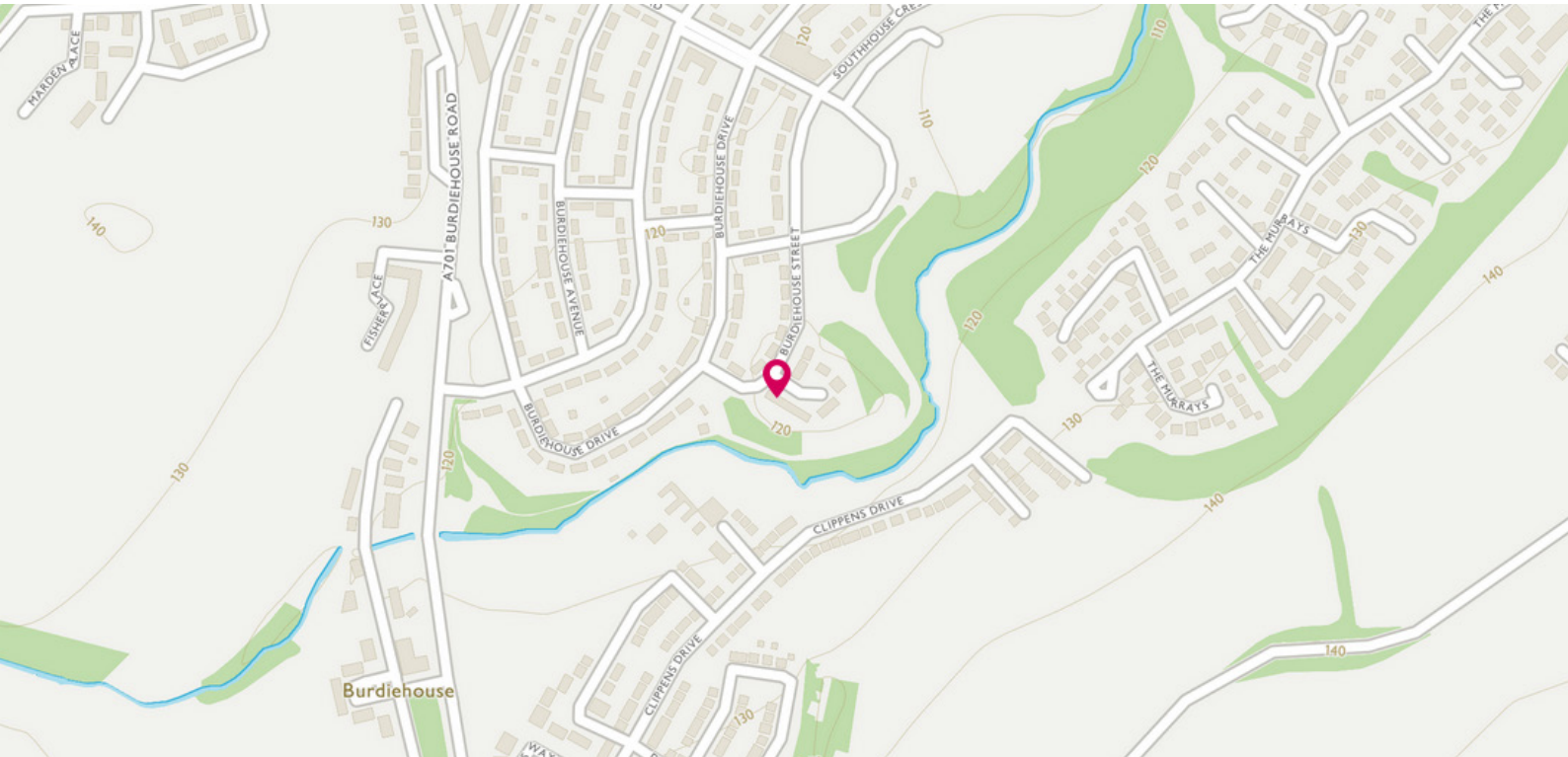
THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



| | | | |
|---|-------------------------------|---|-------------------------------|
| Approximate Dimensions (Taken from the widest point) | | Bedroom 1 | 3.50m (11'6") x 3.20m (10'6") |
| | | Bathroom | 1.90m (6'3") x 1.90m (6'3") |
| Lounge | 4.10m (13'5") x 3.80m (12'6") | Gross internal floor area (m²): 48m² EPC Rating: D | |
| Kitchen | 3.00m (9'10") x 2.49m (8'2") | | |



THE LOCATION

Liberton 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.

There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance.

Local services include a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.

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



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