

# 52 Adit Place

BURDIEHOUSE, EDINBURGH, EH17 8GA



*SPACIOUS THREE BEDROOM  
FAMILY HOME IN BURDIEHOUSE.*



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McEwan Fraser Legal is delighted to present this three-bedroom terraced home in Liberton/Burdiehouse area of Edinburgh. The property is in walk-in condition having been built in the last few years.

Inside, the property comprises of a spacious living area with access via French doors to the private rear garden. A fully equipped kitchen accessed off the main hallway, with modern appliances, hob and oven. There are three spacious bedrooms, two of which are spacious doubles and the third is a single bedroom or home office. The property has one family bathroom on the first floor and WC on the ground floor both of which are modern and spacious.

In addition to this, the property includes free on-street parking and the home benefits from gas central heating and full double glazed windows with an efficient EPC rating making the home cost-effective year-round.

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# the kitchen











**bedroom 1**







**bedroom 2**



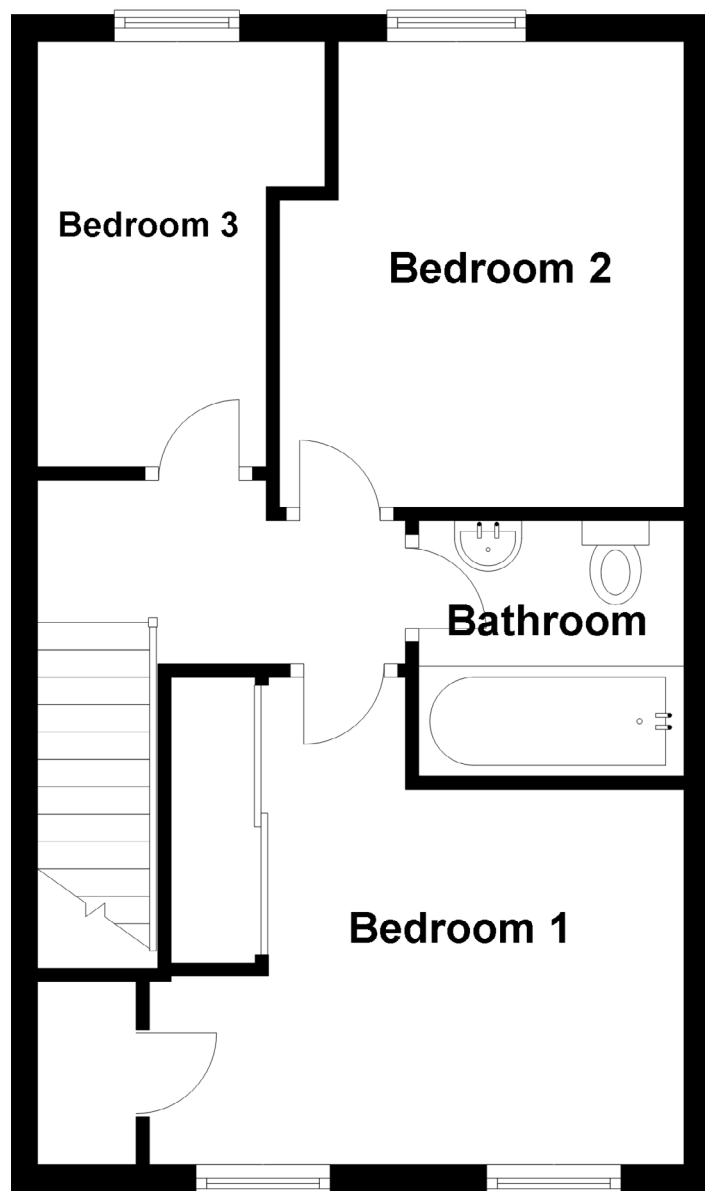
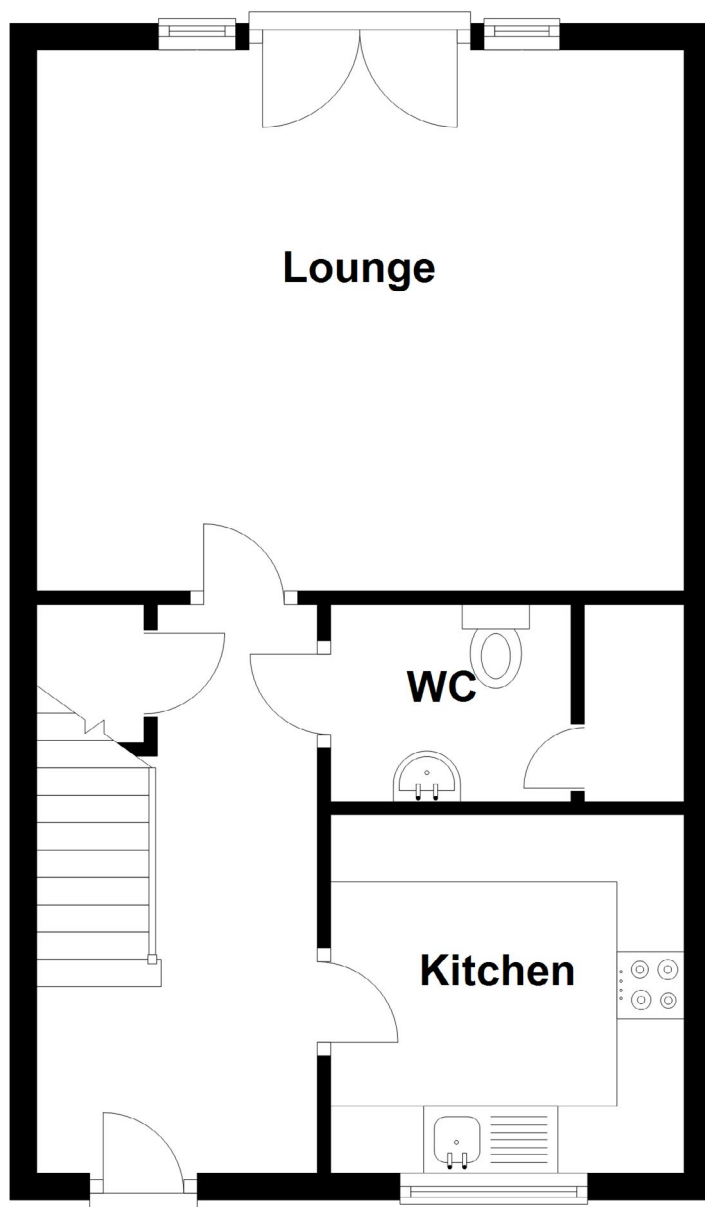


**bedroom 3**









#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.82m (15'10") x 4.03m (13'3")
Kitchen	2.67m (8'9") x 2.63m (8'8")
WC	1.79m (5'10") x 1.47m (4'10")
Bedroom 1	3.98m (13'1") x 3.63m (11'11")
Bedroom 2	3.47m (11'5") x 3.01m (9'11")
Bedroom 3	3.17m (10'5") x 2.14m (7')
Bathroom	1.98m (6'6") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>

EPC Rating: B









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Burdiehouse is a well-established residential district lying to the south of Liberton close to the City Bypass. This property sits on a quiet street with on street parking and would be perfect for someone working nearby or in the city centre. The property is well placed for access to excellent amenities with Straiton Retail park on hand providing a host of high street shops and services including M&S, Boots, Sainsbury's, IKEA and ASDA, as well as TK Maxx, McDonalds and Halfords.

It is ideal for a commute into Edinburgh and has excellent access to public transport with a number of buses operating to and from the city centre. The services are regular and Princes Street can be reached in twenty to twenty five minutes. In the opposite direction, within a few hundred yards is access to the City Bypass to join any major trunk route going East, West and South. In addition the bypass gives easy access to many parts of the city as well as including South Gyle and Kinnaird Park. Also, it is easy to commute to the beautiful borders area, particularly good for hill walking. Local amenities include Gracemount Sports Centre, several good golf courses, country like walks over the Braid Hills and a dry ski slope nearby at Hillend.

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## The Location



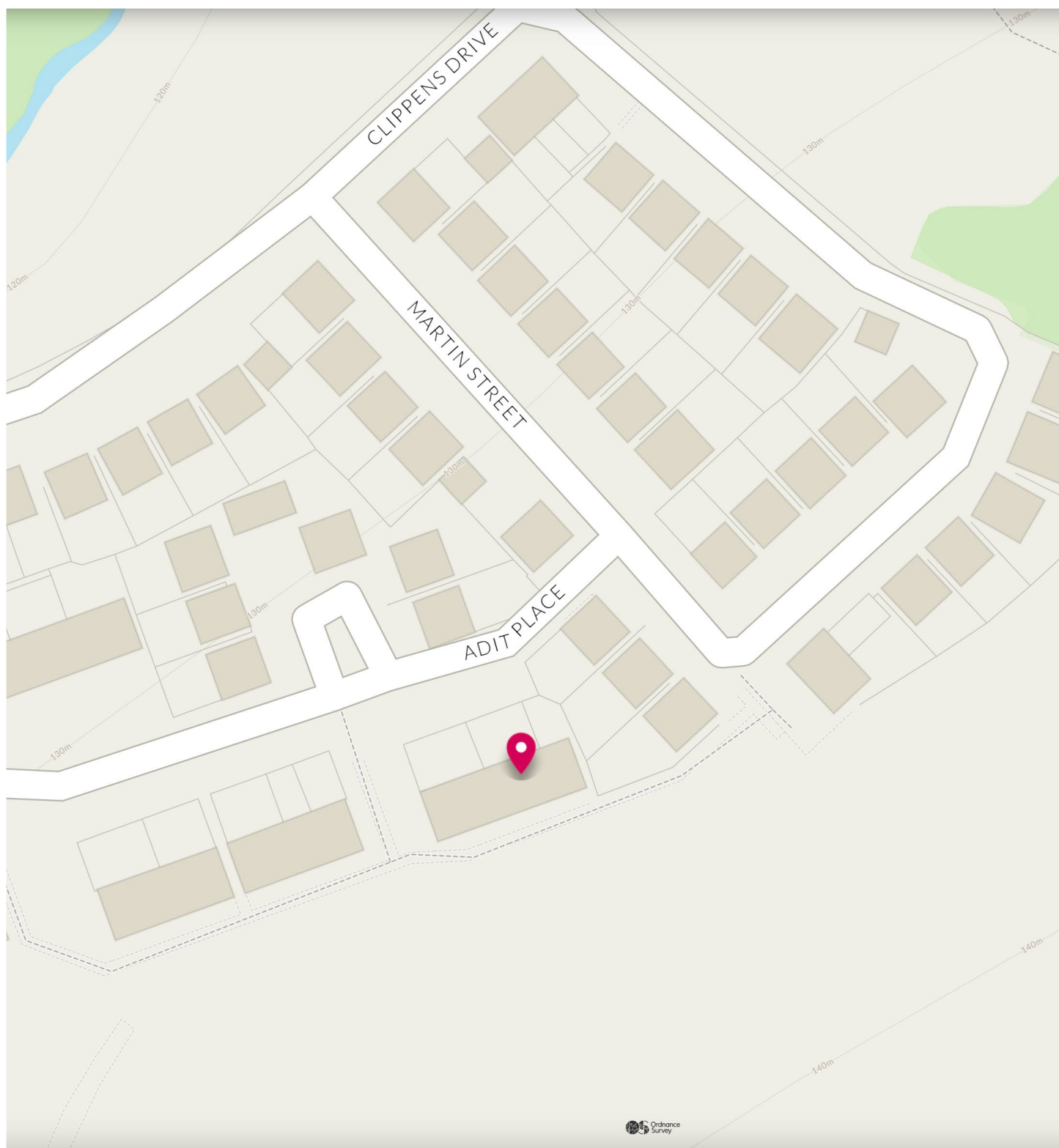


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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