



**9 CLIPPENS DRIVE
BURDIEHOUSE
EDINBURGH
EH17 8TU**

**FIXED PRICE
£255,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**STYLISH
AND SPACIOUS
TERRACED VILLA WITH
PRIVATE GARDENS SET IN
A MODERN DEVELOPMENT
CLOSE TO EXCELLENT
LOCAL AMENITIES AND
A SHORT COMMUTE TO
THE CITY CENTRE**

VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 800 FOR
AN APPOINTMENT

Stylish and modern mid-terraced villa forming part of a popular and sought after development in the well located Burdiehouse district of the city perfectly positioned for access into City Centre and for commuting given its close proximity to the Edinburgh City Bypass. The property is just over four years old and currently holds an NHBC guarantee and is in move-in condition.

Clippens Drive forms part of an exclusive modern development, and lies around 5 miles south of Edinburgh's City Centre. The property is well placed for access to excellent local amenities including the nearby Straiton Retail Park, which hosts popular restaurants together with a wide range of high street shops and services including a Sainsbury supermarket and M&S food hall.

Regular bus services lead to and from the City Centre and surrounding areas and the area is particularly convenient for easy access to the City Bypass which links with the A1, M8/ M9, Edinburgh International Airport and the Forth Road Bridge.

Good schooling is available within the vicinity ranging from nursery to secondary level with Edinburgh University's King's Building campus also within easy reach. There are many recreational and leisure facilities in the area including Gracemount Leisure Centre with swimming pool, Hillend dry ski-slope and many popular golf courses nearby.



PROPERTY DETAILS

- * Reception hall with under stair storage cupboard.
- * Cloakroom/WC with white two-piece suite comprising wash hand basin and WC. Shelved utility cupboard plumbed for washing machine.
- * Bright and spacious Lounge / Dining Room with French doors providing direct access to the rear garden. Space for dining table and chairs.
- * Modern fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Integrated fridge/freezer and dishwasher. Ample work surfaces with integrated stainless-steel sink with drainer and tiled splashback. Shelving. Cupboard housing combi boiler. Window to front.

UPPER FLOOR

- * Landing with access hatch with ladder to attic providing additional storage space.
- * Master Bedroom with window to front. Large walk-in cupboard. Built in mirrored wardrobes with hanging space and shelving.
- * Second Double Bedroom with window to rear overlooking garden.
- * Large Single Bedroom with window to rear overlooking garden.
- * Stylish family Bathroom with white three-piece suite comprising bath with mixer shower above and shower screen, wash hand basin and WC. Mirror. Shaver point. Shelving. Extractor.

Energy Efficiency Rating: B



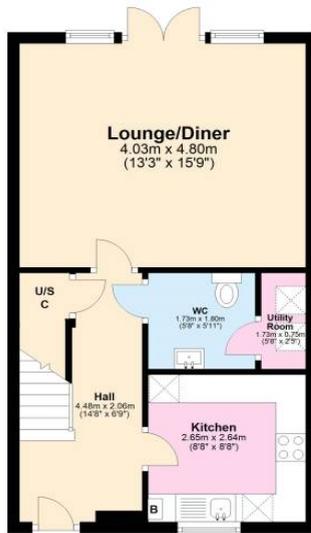
EXTERNAL

Private garden to front laid mainly to lawn. Enclosed garden to rear with decked area with space for garden furniture. Residents' parking to rear. Additional unrestricted on-street parking.

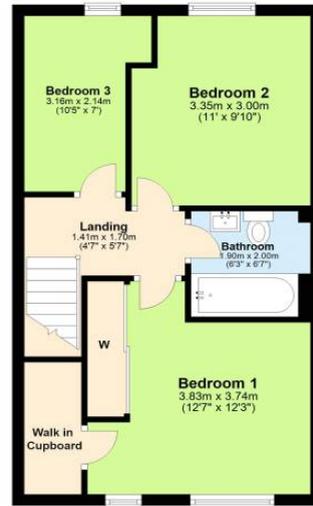




Ground Floor
Approx. 41.4 sq. metres (445.1 sq. feet)



First Floor
Approx. 37.7 sq. metres (405.9 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

While every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

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