



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**9 Rowieston Drive  
BURDIEHOUSE, EH17 8WL**



## DETACHED HOUSE

- Sitting Room
- Kitchen/Dining Room
- Utility
- Downstairs W.C
- Four Bedrooms
- En-suite Shower Room
- Shower Room
- Rear Gardens
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating -B



Forming part of an established modern development this beautifully presented detached villa is located in the Burdiehouse area, south of Edinburgh. The property is close to convenient local amenities, shops and the City Bypass. There are regular transport links to and from the city centre. The property is in move in condition and early viewing is recommended to appreciate the accommodation on offer which comprises; entrance hallway, sitting room, stylish kitchen/dining room with patio doors leading to the rear garden, utility and downstairs WC apartment. Upstairs leads to four good sized bedrooms, all benefiting from built in storage and the master bedroom has a contemporary en-suite shower room off. There is also a modern shower room with three piece suite. Further features include, gas central heating, double glazing, solar panels, alarm system and CCTV cameras. There is a driveway, integrated garage and easily maintained private gardens to the rear with patio area. Included in the sale are fitted carpets and floor coverings, cooker, oven, hob, hood, fridge-freezer and dishwasher. The appliances included are sold as seen with no warranty provided.

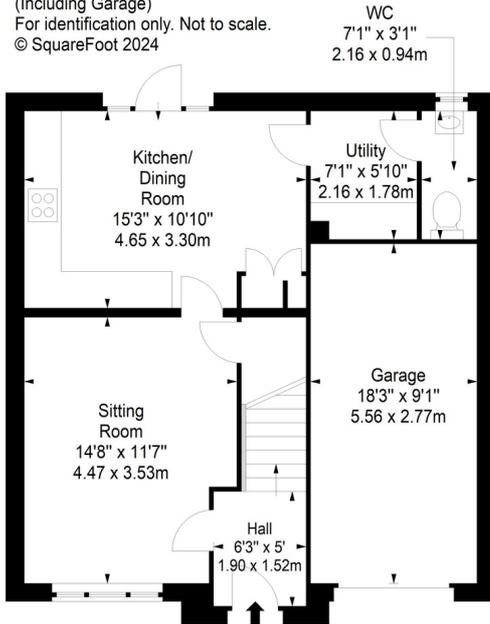




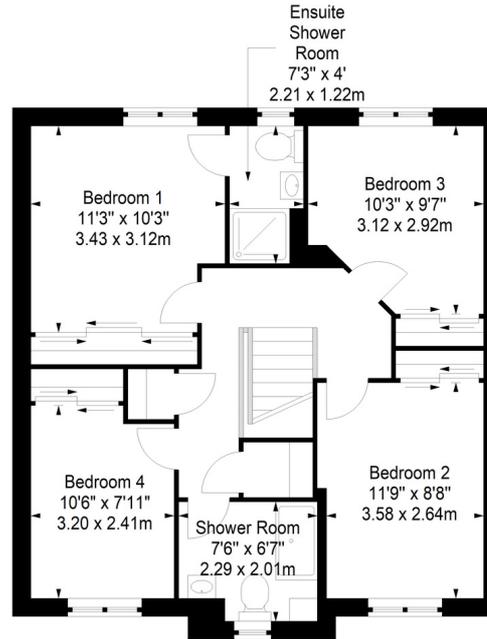
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Approx. Gross Internal Area  
1274 Sq Ft - 118.35 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Ground Floor



First Floor



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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