



10/7 Robert Burns Drive, Edinburgh, EH16 6BJ

Delightful one-bedroom top floor flat with spectacular views across Edinburgh

URQUHARTS
EDINBURGH



DESCRIPTION

10/7 Robert Burns Drive is a delightful one-bedroom top floor flat offering spectacular views across Edinburgh towards the Pentlands, Blackford Hill, Edinburgh Castle, and Arthurs Seat. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall with two large storage cupboards, one currently used as a walk-in wardrobe; bright living room with feature fireplace; modern fitted breakfasting kitchen with wall and base units and appliances; good-sized double bedroom; and a modern shower room with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Kitchen. Double bedroom. Shower room. Two storage cupboards.

Gas central heating. Double glazing. Communal garden grounds. Unrestricted on-street parking. Partially floored attic. Shared external store with balcony access.

LOCATION

Liberton is a popular residential area which lies approximately three miles southeast of the city centre. Local shops and

services cater for everyday needs, and a short drive away there is Cameron Toll Shopping Centre with a range of shops and a Sainsbury's supermarket, and Straiton Retail Park with a variety of larger retail shops including Marks & Spencer Food Hall. Recreational facilities include Blackford Hill and the Hermitage of Braid for lovely walks, Gracemount Leisure Centre with pool and fitness complex, The Braid Hill Golf Course and driving range, Liberton Golf Course, Craigmillar Park Golf Club and Tower Farm Riding Stables. Liberton hospital is nearby and The Royal Infirmary of Edinburgh is within easy reach. Regular buses run to and from the city centre and surrounding areas, and the City Bypass can be easily reached giving quick access to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Catchment schools include Frogston Primary and Gracemount High, St Catherine's RC Primary and Holyrood RC High. The property is also conveniently located for the University of Edinburgh Little France and King's Buildings campuses.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and some kitchen appliances (fridge freezer and integrated oven).

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **B**

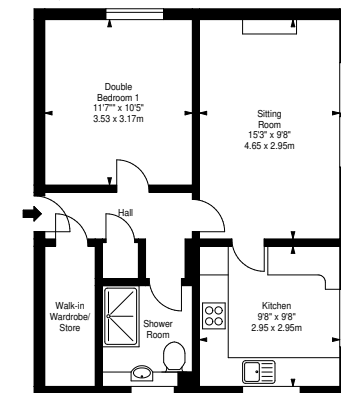
The property has an Energy Rating Category **C**



Flat 7,
10 Robert Burns Drive,
Edinburgh,
Midlothian, EH16 6BJ



Approx. Gross Internal Area
523 Sq Ft - 48.59 Sq M
For identification only. Not to scale.
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Third Floor

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.