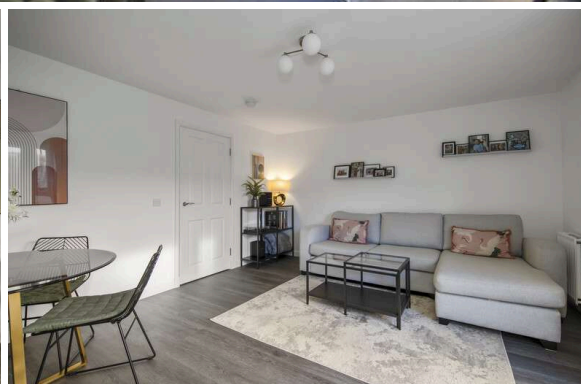
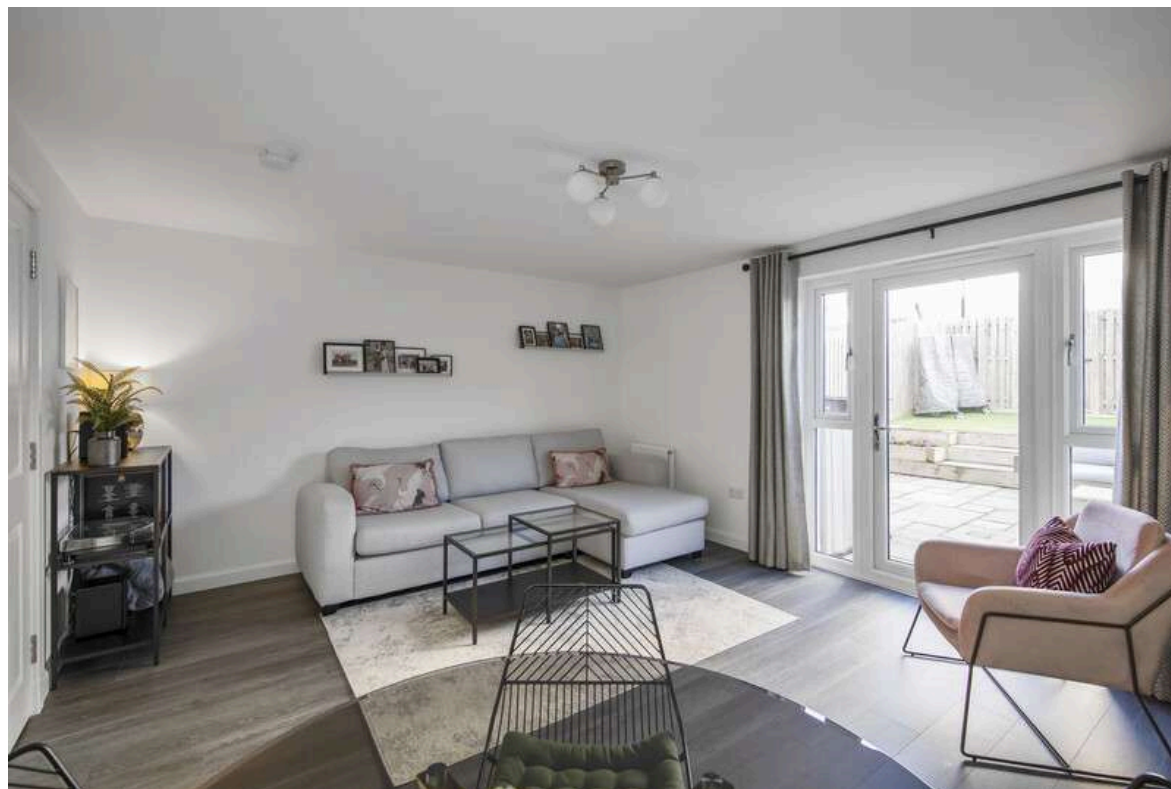




32 Hapland Bow  
BURDIEHOUSE | EDINBURGH | EH17 8UZ

  
**warners**  
solicitors & estate agents





## 32 Hapland Bow

BURDIEHOUSE | EDINBURGH | EH17 8UZ

Warners are delighted to present to market this stunning, immaculately presented three bed terrace villa pleasantly set on this sought after modern development conveniently placed for a good range of amenities and superb transport links. This is an excellent home, offering stylish fittings and all modern comforts within a spacious interior with good storage provision, perfect for a family or a couple looking for more space. Lying to the rear is a fully enclosed landscaped garden laid to astro and Indian sandstone patio area, ideal for al fresco and outdoor entertaining. Early viewing is recommended! The property comprises: -

- Entrance hall with storage space
- Light and spacious living/dining room with French doors to private rear garden
- Superbly appointed contemporary kitchen with integrated appliances
- Downstairs WC with storage cupboard
- Main bedroom with built-in wardrobe & walk-in cupboard
- Two further bedrooms
- Modern bathroom with white suite and shower over bath
- Gas central heating
- Double glazing
- Fully enclosed landscaped rear garden which benefits from the sun from morning through until sunset
- Solar Panels
- Floored attic with Ramsay ladder
- Primary school and children's playgrounds within the estate
- Residents parking

Extras to be included - blinds, light fittings in both bathrooms, kitchen and master bedroom, integrated fridge and freezer, integrated dishwasher, oven and hob, wardrobe in second bedroom, hive heating system and shed/storage box.

EPC rating - B

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the Burdiehouse area of Edinburgh, which lies to the south of the City Centre. The property is well positioned to take advantage of a number of shopping outlets at nearby Straiton Retail Park, including a Sainsburys store and Ikea. Further facilities can be found in adjoining Liberton, with the Cameron Toll Shopping Centre just a short drive away. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

