



9 Shale Road, Edinburgh, EH17 8FA, Edinburgh, EH17 8FA

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Boyd Legal are delighted to present to the market this well presented 3-bedroom mid-terrace house, 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 with its close proximity to the Edinburgh City Bypass. The property is offered to the market in excellent order and is painted in neutral tones throughout. The property comprises: a welcoming entrance hallway, lounge, fitted kitchen/dining room with French doors to the rear garden, downstairs WC, a carpeted staircase to the upper level giving access to three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing. Externally there is private gardens to the front and rear. This property will appeal to a variety of buyers and viewing is highly recommended.

Golden share
Golden Share homes are an approved affordable housing tenure within the Council's Affordable Housing Policy. The properties are sold at 80% of Open Market Value making them affordable to those who could not afford to purchase a similar home of its size in that area. Purchasers must demonstrate that they are eligible and provide the necessary evidence to the City of Edinburgh Council to fund a Golden Share home, for example, evidence of a local connection or an inability to finance the purchase of the full market value of the property. Full details can be found <https://www.edinburgh.gov.uk/downloads/file/26769/guide-to-golden-share-august-2019>.

Location
Shale Road 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 amenities including the nearby Straiton Retail Park, which hosts popular restaurants together with a wide range of high street named 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. Schooling is available within the vicinity ranging from nursery to secondary level with Edinburgh University's King's Building campus within easy reach. There are many recreational/leisure facilities in the area including Gracemount Leisure Centre with swimming pool and there are many popular golf courses on hand together with Hillend dry ski-slope.

BASE INFORMATION:

Rooms	: 1
Bed	: 3