



GILSON GRAY

LAW • PROPERTY • FINANCE

25 LIBERTON GARDENS

Liberton, Edinburgh, EH16 6JU



This traditional semi-detached house offers a spacious family home with three bedrooms and two reception rooms, accompanied externally by a private driveway, an attached garage, and east-facing gardens, enclosed to the rear with a summer house. The interiors have been partially renovated, leaving opportunities for the new owners to complete the home as they wish. Its leafy setting, close to Liberton Park, is well-connected to the city centre (3 miles away) and allows swift access to the bypass for travel elsewhere. With proximity to the Royal Infirmary and Edinburgh University King's Buildings, the property could also make an appealing rental investment. Extras: All fitted floor and window coverings and light fittings are included in the sale.



FEATURES

- Leafy suburban location
- Interiors with characterful features and opportunities for renovation
- Traditional semi-detached house
- Bright vestibule and entrance hall
- Bay-fronted living room
- Formal dining room
- Kitchen with garden access via a large utility room
- Three spacious bedrooms (two doubles and one single)
- Bright modern shower room
- East-facing gardens, enclosed to the rear with a summer house
- Private driveway and attached single garage
- Gas central heating and double-glazing







"THE SPACIOUS INTERIORS
RETAIN CHARMING
ORIGINAL FEATURES AND
OFFER THE NEW OWNERS
OPPORTUNITIES FOR
PERSONALISATION."





EPC RATING:



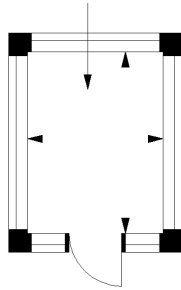
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

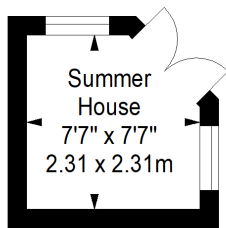
Greenhouse
Approx. 4.3 sq. metres (46.3 sq. feet)

Greenhouse
7'11" x 5'11"
2.42 x 1.80m

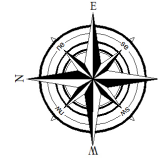
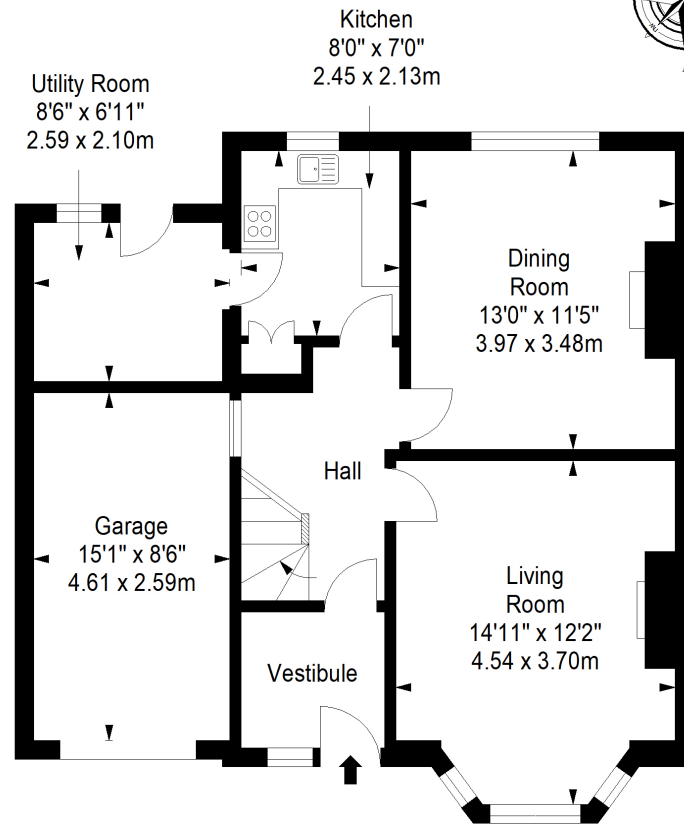


Summer House
Approx. 4.8 sq. metres (51.7 sq. feet)

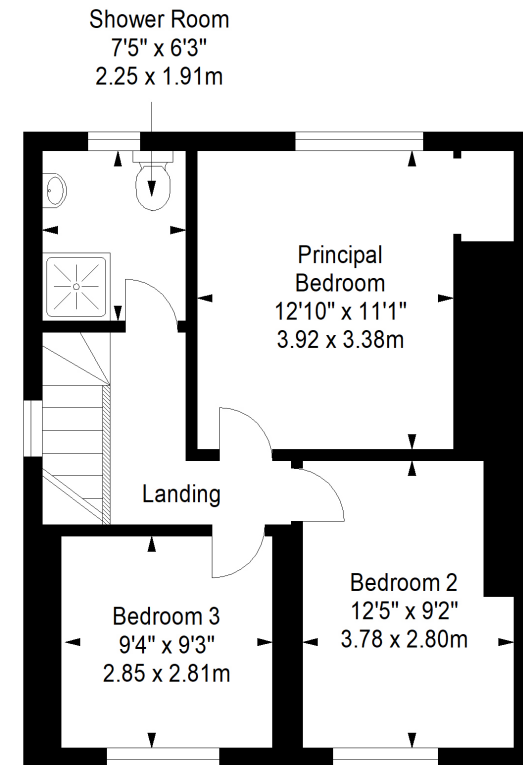
Summer House
7'7" x 7'7"
2.31 x 2.31m



Ground Floor
Approx. 65.6 sq. metres (706.1 sq. feet)



First Floor
Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 123.3 sq. metres (1327.2 sq. feet)



GILSONGRAY.CO.UK

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GLASGOW

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0141 530 2021

EAST LOTHIAN

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EH39 4AG
01620 893 481

DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000

BORDERS

01890 880 008



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