



39 Coulter Crescent
Liberton, EH16 6DZ

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

- Living Room
- Kitchen/Dining Room
- Utility Room
- Four Double Bedrooms (Two En-Suite)
- Bathroom & Separate W.C.
- Private Front & Rear Garden
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating – C



This immaculately presented detached house forms part of an established, modern development in south Edinburgh built by Cala Homes. Liberton is a sought-after residential area of Edinburgh, situated approximately three miles south of the city centre. The property benefits from excellent transport links to the city centre and surrounding areas, and lovely outdoor space is available at Hermitage of Braid and Blackford Hill Local Nature Reserve. It is perfectly located for access to convenient, local amenities with Cameron Toll Shopping Centre and Straiton Retail Park nearby, offering M&S, Sainsbury's, and a variety of high-street retailers. The accommodation is laid out for comfortable family living and has been finished to a high standard throughout. The ground floor comprises: welcoming hallway with useful storage, spacious living room, separate kitchen/dining room with patio doors leading to the rear garden, utility room and W.C. There are four double bedrooms on the upper floor all with built-in wardrobes, two en-suite shower rooms and separate family bathroom with bath and shower cubicle. Externally, there are neatly maintained private front and rear gardens and a driveway and garage give ample off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets/floor coverings, cooker, oven, hob, hood, fridge-freezer, washing machine and dishwasher. All appliances included are sold as seen with no warranty provided.

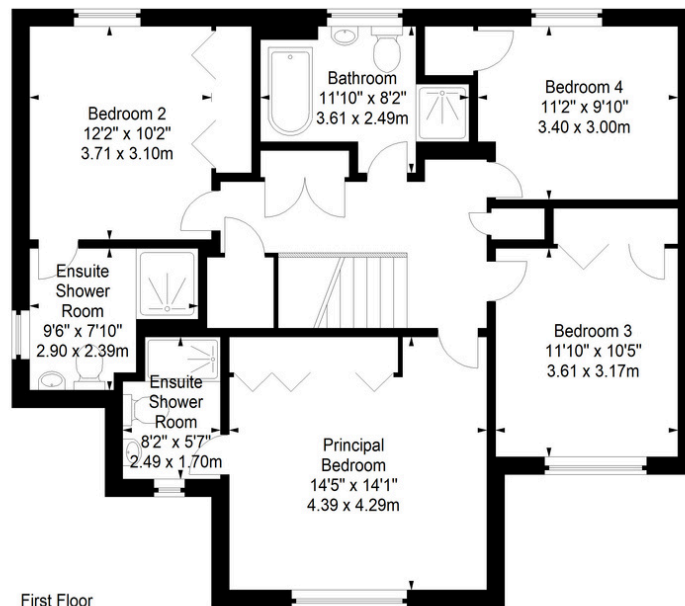
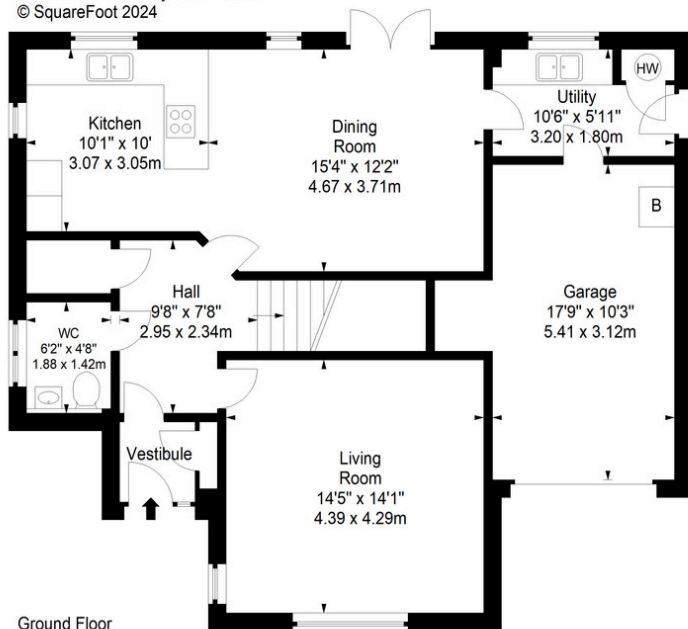
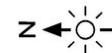




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Edinburgh, EH16 6DZ**



Approx. Gross Internal Area
1964 Sq Ft - 182.46 Sq M
(Including Garage)
For identification only. Not to scale.
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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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