

**39 Arkaig Gardens
Edinburgh EH17 8WN**

Offers Over £370,000

- Beautifully presented 3 bed end of terrace townhouse
- Welcoming lounge
- Spacious dining kitchen with access to south facing rear garden
- Utility room & separate WC
- Three double bedrooms with Master ensuite
- Family Bathroom
- Private front and south facing rear garden
- Driveway and on street parking

Council Tax Band: F
Tenure: Freehold
Shared Ownership: N



1



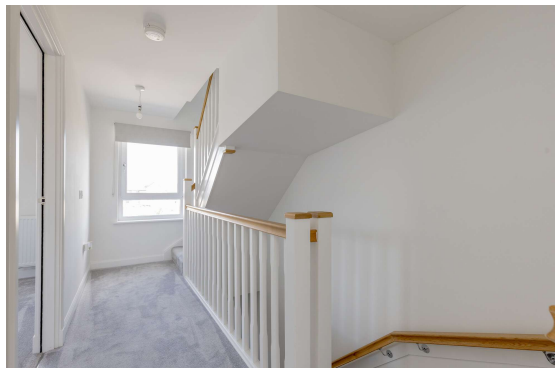
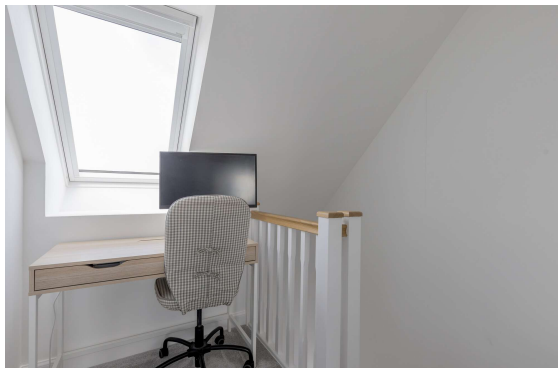
3



2



EPC B



3 bed end of terrace

39 Arkaig Gardens is a beautifully presented, end of terrace townhouse situated within a sought-after modern development in the ever-popular Liberton area of the city. Set over three levels, this impressive home offers a combination of generous proportions, modern interiors and an enviable location, all just moments from excellent local amenities. The property presents a superb opportunity to acquire a beautiful home with excellent amenities, schools, and green spaces all within easy reach.

Entrance vestibule leading into a bright and welcoming lounge with a useful storage cupboard, contemporary dining kitchen featuring a gas hob, electric oven, integrated fridge freezer and dishwasher, with direct access to a south-facing rear garden. Separate utility area housing the washing machine and a convenient ground floor WC. Stairs lead to the second floor landing, which offers a useful space ideal for a home office or study area. Two generously sized, bright south-facing double bedrooms enjoying open views towards the Pentlands. Stylish family bathroom with a modern three-piece suite and heated towel rail. The second floor provides a spacious master bedroom with built-in wardrobes and two large duplex windows providing an abundance of natural light. A large en-suite shower room. Access to attic space for additional storage. Additional benefits include: Gas central heating and double glazing throughout, private front and south-facing rear garden, driveway parking and further on-street parking available. The property also further benefits from solar panels.

Situated in the sought-after area of Liberton, just south of Edinburgh's City Centre, this property benefits from a fantastic location close to some of the city's best green spaces, including Blackford Hill, the Hermitage of Braid, and the Pentland Hills—ideal for walking, cycling, and outdoor pursuits.

Local amenities are excellent, with Cameron Toll Shopping Centre offering a variety of high-street stores including Sainsbury's and Aldi. Straiton Retail Park, just a short drive away, provides further retail options such as IKEA and Costco. For leisure and recreation, the area is well-served with Gracemount Leisure Centre, Liberton and Braid Hills golf courses, and the Hillend dry ski slope all within easy reach.

Families will appreciate the property's location within the catchment area for well-regarded local schools, including both primary and secondary options within easy reach. Commuters benefit from regular bus services into the city and excellent road links via Straiton Park & Ride, the City Bypass, and major routes including the A7, A68, A1, and motorway connections to the M8 and M9.

Viewing By appointment 0131 337 1800

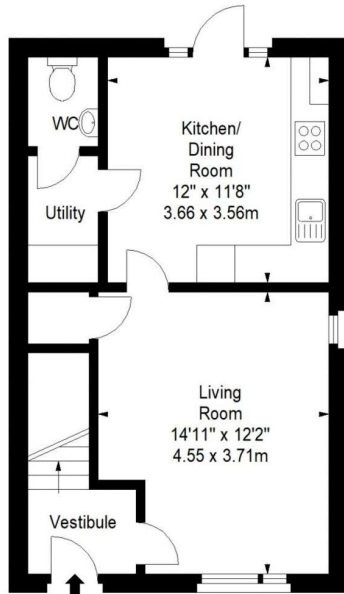




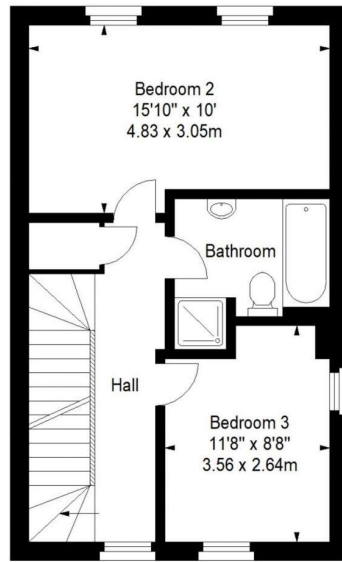
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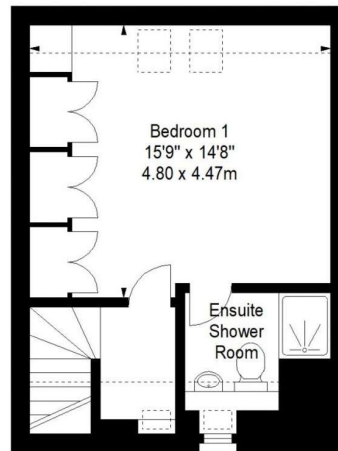
Approx. Gross Internal Area
1215 Sq Ft - 112.87 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor



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