



129 Captains Road
Edinburgh, EH17 8DT

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"129 Captains Road is a rarely available detached bungalow with an expansive driveway, detached garage and south facing rear garden."

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE/HOME OFFICE)
- SHOWER ROOM
- ATTIC STORAGE
- FRONT & REAR GARDENS
- EXPANSIVE DRIVEWAY
- DETACHED GARAGE





LOCATION

Liberton is a popular residential area which lies to the south of the city centre. Providing easy access to a range of shops including Cameron Toll shopping centre and Straiton Retail Park, with a Sainsburys, Marks & Spencer's, Ikea and Costco. Leisure facilities are varied with established clubs and organisations catering for both adults and children. Liberton, Craigmillar Park and Braid Hills Golf Clubs are also nearby. There is a selection of good local schools from primary to secondary level, as well as fee paying schools, such as George Heriot's, George Watson's College and Merchiston Castle. The property is also in close proximity to Edinburgh University, Liberton Hospital and the New Royal Infirmary. Local bus services operate on a regular basis to and from the city centre and the surrounding areas. The city bypass is a short distance away and ensures swift access to other outlying districts, Edinburgh Airport and the main motorway networks.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

EPC RATING

The energy efficiency rating for this property is band D.

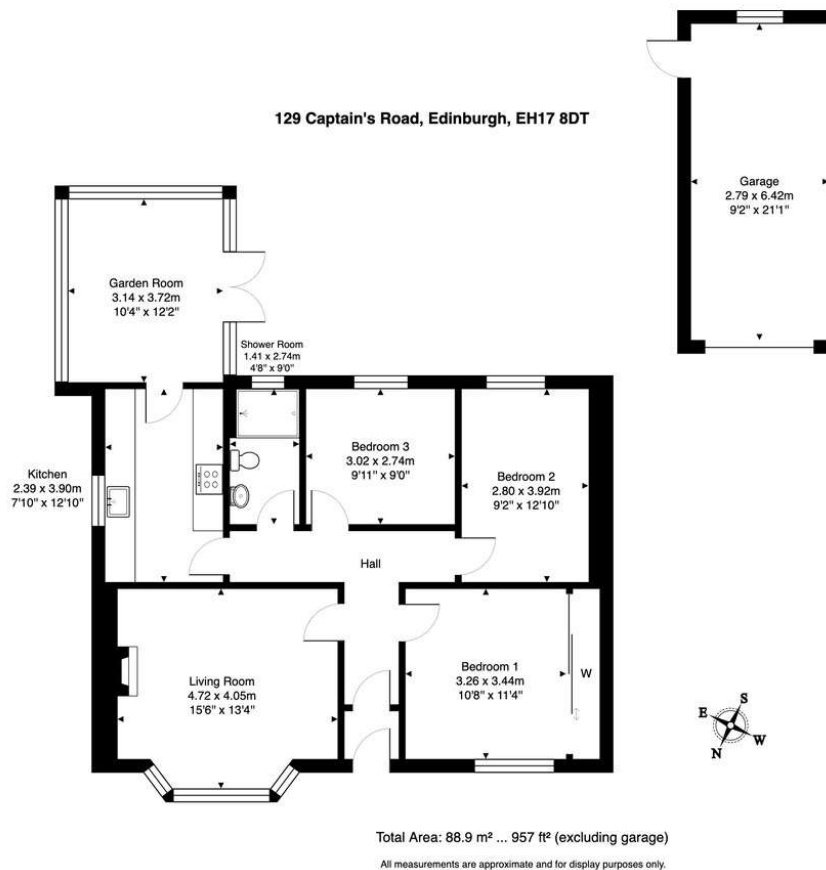
DESCRIPTION

129 Captains Road is a rarely available, attractive detached bungalow with an expansive driveway with space for multiple vehicles, detached garage and enviable south facing rear garden. Early viewing is highly recommended.

The exceptional accommodation which has been tastefully decorated throughout comprises: entrance vestibule; welcoming hallway; bright and spacious living room with bay window allowing natural daylight to flood in and feature wood burning stove; well equipped kitchen with integrated appliances all replaced in 2023/24 including induction hob, fridge freezer, dishwasher and washing machine, included in the sale. A well-proportioned, insulated conservatory with a wonderful outlook over enclosed rear garden; front facing double bedroom 1 with built-in wardrobe; rear facing double bedrooms 2 & 3 and contemporary shower room installed in 2023 with mains operated shower. Further benefits include: sizable floored and insulated attic offering excellent storage with potential for conversion subject to planning; gas central heating with all new radiators; double glazing; generously sized and well-manicured front garden with mature shrubs, large driveway and detached garage with new lighting and insulation; charming south facing enclosed rear garden including three mature apple trees, kitchen garden (fruit bushes and vegetables) and a rhubarb patch; a recently re-roofed shed measuring 5m x 1.4m is also included. On street parking; excellent local amenities and great transport links also available.

Architect drawings (by onefootsquare) for possible side and attic conversion are available upon request, subject to local planning permission being obtained.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
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