










Offers Over  
**£260,000**

## 3 Greenend Drive

Liberton | Edinburgh | EH17 7QG

This link-detached property is situated on a peaceful and well-established residential street. Within walking distance, residents can easily access local amenities, while the proximity of public transport and commuter links adds to the convenience of the location. Boasting a quiet yet accessible setting, this property presents an excellent opportunity as a family home, combining the benefits of a tranquil neighborhood with the practicality of nearby services and transportation options.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom and 1 WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – E



## Description

Upon entering, the hallway of this inviting home welcomes with ample storage and leads to a staircase and a fully tiled WC for convenience. The reception area, boasting a dual aspect, offers a spacious layout with room for a dining table and features patio doors opening onto the rear patio, flooding the space with natural light. The kitchen, also fully tiled, is equipped with fixed wall and base units and benefits from sliding patio doors leading to the garden, perfect for seamless indoor-outdoor living. The main bedroom overlooks the rear garden and boasts two full-height built-in wardrobes, one of which is mirror-fronted, while the second double bedroom offers additional built-in wardrobes and fixed storage. A smaller third bedroom enjoys a pleasant front aspect and storage space. The shower room, fully tiled, features a two-piece suite, built-in vanity storage, and a large glass cubicle housing an electric shower



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

The rear garden of this property is completely enclosed, offering both privacy and security, and features a raised patio area as well as a lush lawn, providing ample space for outdoor enjoyment and relaxation. Additionally, there is a driveway for convenient off-street parking, leading to a garage, ensuring plenty of space for vehicles and storage.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

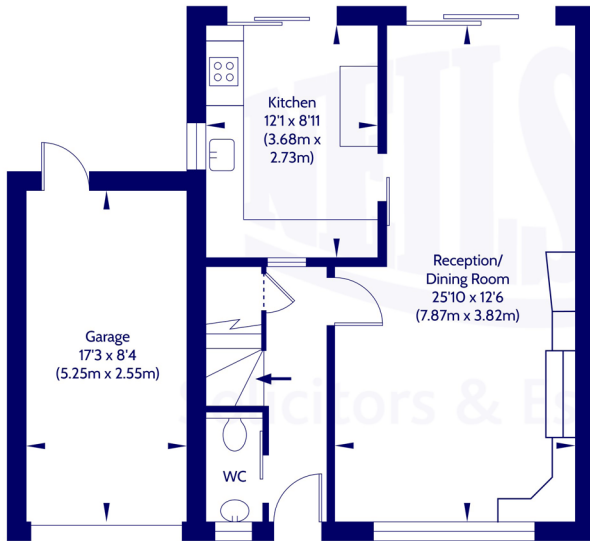
The property is located in the popular Liberton district of Edinburgh which lies approximately three miles to the south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills, Pentland Hills, Duddingston Loch and Bird Sanctuary. There are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses with Gracemount Leisure Centre with gym and swimming pool just a short distance away. There are excellent commuter links to Edinburgh City Centre and beyond via the City Bypass and a frequent bus service. Schooling is wellrepresented from nursery to senior level. There is day-to-day shops within Cameron Toll, Liberton and a Morrisons supermarket on Gilmerton Road. Further amenities can be found at Straiton Retail Park which is only a short drive away and offers a wide range of high street stores, including a Marks and Spencer food outlet, a large Asda superstore, a Costco wholesale store and Ikea.



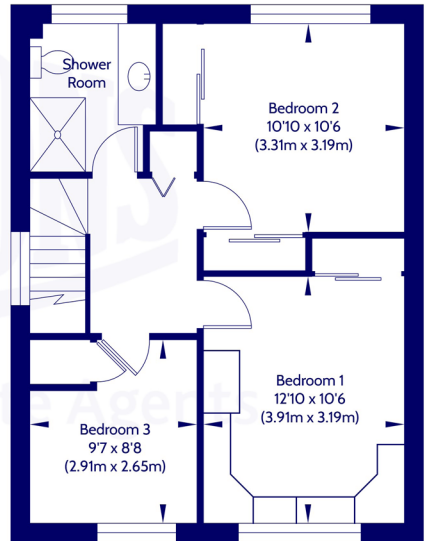


Approx. Gross Internal Floor Area 94.77 Sq M / 1021 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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