










Offers Over

£330,000

254 Guardwell Crescent

Liberton | Edinburgh | EH17 7SJ

Quietly positioned within a desirable cul-de-sac of the popular Guardwell development in Liberton, this beautifully presented three-bedroom detached villa offers an exceptional family home with generous living space, private gardens, and a garage. Conveniently located near excellent local amenities and transport links, the property combines modern comforts with a peaceful residential setting.

-  3 beds
-  2 public
-  2 bathrooms
-  Private Gardens
-  Garage & Driveway
-  EPC Band - C
-  Council Tax Band - F



Description

The home opens with a welcoming entrance vestibule and a stylish two-piece WC. The bright and spacious lounge/dining area provides a fantastic space for relaxing and entertaining, with sliding doors leading into a stunning triple-aspect conservatory. This versatile room enjoys garden views and flows out to the private rear garden through elegant French doors.

The contemporary kitchen is well-appointed with solid wood worktops, integrated appliances, and tasteful tiling in splash areas. A separate utility room offers additional storage and appliance space, also partially tiled for easy upkeep.

Upstairs, the landing offers access to a partially floored loft via a Ramsay ladder, providing valuable storage. The generous principal bedroom features integrated triple sliding wardrobes and a stylish en-suite shower room with a luxurious rain shower and vanity storage. Two further double bedrooms, both with built-in sliding wardrobes, offer flexible space ideal for family living or a home office. A modern family bathroom with bath, attractive tiling, and a vanity unit completes the upper level.

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable of approximately £8.50 per month.



Extras

Selected fixtures and fittings, including; integrated induction hob, oven, and dishwasher, freestanding fridge-freezer, box-freezer, and dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The rear garden features a lawn, a wooden deck, a slabbed patio area, and an outdoor tap. The internal single garage is spacious, and the property also benefits from an EV charging point, and a driveway for off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





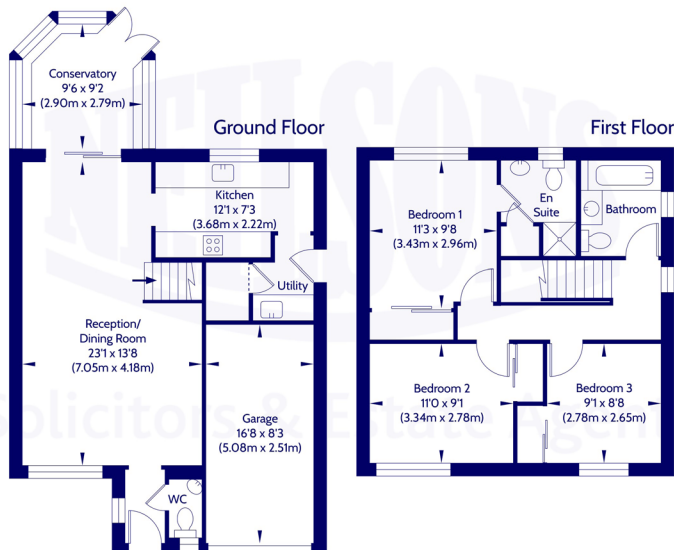
Location

Guardwell Crescent forms part of an established development off Gilmerton Road, in the popular area of Liberton, which lies to the south of Edinburgh's city centre. The property is well placed for access to many local shops and services, with Morrisons and Aldi supermarkets only a short walk away. Cameron Toll shopping centre, Straiton and Fort Kinnaird retail parks are all just a short drive away, offering a more extensive range of shopping requirements. Good public transport services operate to and from the city centre and surrounding areas, with the city bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include David Lloyd Shawfair with swimming pool and Hillend Dry Ski-Slope, as well as a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level. The property is also ideally placed for access to Edinburgh University's King's Buildings and the Royal Infirmary of Edinburgh at Little France.





Approx. Gross Internal Floor Area 98.68 Sq M / 1063 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

