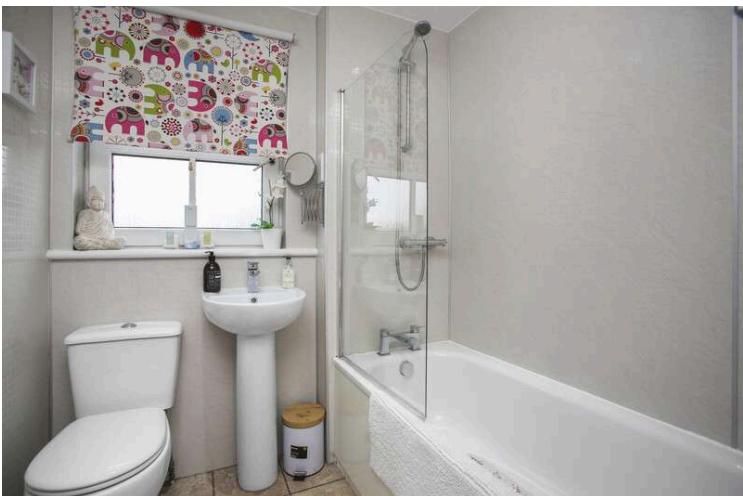






Perfectly placed within a desirable residential factored development lies this handsome four bedroom detached home, lovingly improved by the current owners. The property has been well kept and offers a flexible layout within a fantastic location close to local amenities, schooling and transport links. The location marries the access to the city and beautiful green space and offers the perfect balance for a family to enjoy.

- Living room with formal dining space and feature fireplace.
- Sunny conservatory overlooking rear garden.
- Modern kitchen with integral appliances that include a microwave, dishwasher and oven housing induction hob. A door leads to the utility room.
- Downstairs cloakroom, WC and wash hand basin.
- Double bedroom located on the ground floor.
- Staircase to the upper landing, linen cupboard, hatch to the floored attic accessed by a fixed ladder.
- Principal bedroom to the front has built in wardrobes and en-suite shower room.
- Further double bedroom
- Single bedroom or home office.
- Bathroom comprising WC, wash hand basin bath with shower over, ladder radiator.
- Double glazed.
- Gas central heating.
- Driveway for up to two cars.
- Fully enclosed rear garden with decking area.
- Summerhouse with light and power.



Location

Liberton lies to the south of the city centre and offers a good range of local shopping and banking facilities at nearby Cameron Toll and there are additional shopping facilities at nearby Straiton Retail Park. The city centre is easily accessed by car or bus, and the Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby. Excellent road links are provided by the easily accessible city bypass giving quick access to Edinburgh International Airport, the Queensferry Crossing, the Scottish Borders and East Lothian.

Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings, childrens play shed and Summerhouse.
Agents note, some of these images, have been virtually staged with furniture.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C

