



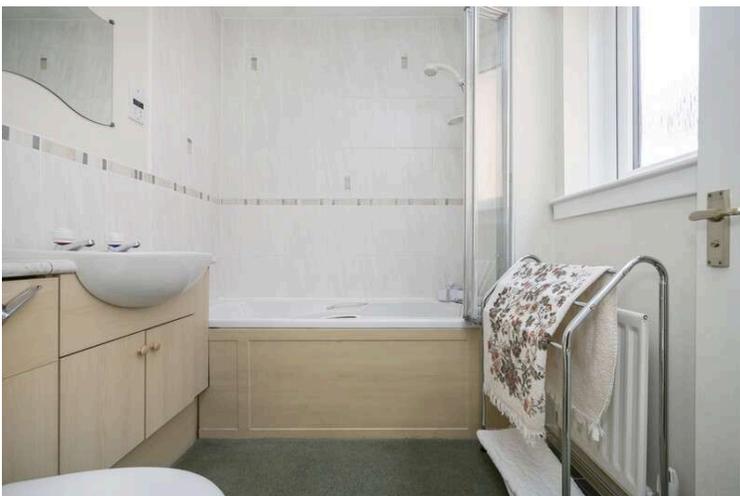
279 Guardwell Crescent, EDINBURGH, EH17 7SL

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Fabulous three bedroom detached extended villa arranged over two floor further benefits include a single garage, driveway and private gardens to the front and rear, 12 solar panels on the rear south facing roof, electric car charger. The property is ideally located in a quiet cul-de-sac within the popular residential area of Guardwell Crescent, close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing

- Entrance vestibule.
- Downstairs cloaks, WC and wash hand basin.
- Open plan living and dining room with with solid wood flooring and a wood burning stove, sliding patio doors allow direct access to the rear garden.
- Fantastic kitchen with a good range of wall and base units along with integrated appliances, door accesses the utility room.
- Utility room, understairs cupboard, door accesses the rear garden.
- Staircase to upper level, hatch to attic accessed by a fixed ladder, housing the boiler and solar panel unit.
- Master bedroom rear facing with built in wardrobe storage, en-suite shower room.
- Double bedroom front facing with built in wardrobes.
- Single bedroom or home office with built in wardrobes, front facing with views of Arthur's Seat.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Single garage and driveway, further on street parking.
- Private gardens to the front and south facing rear.
- 12 solar panels, electric car charger.



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 Gracemount Leisure Centre 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.

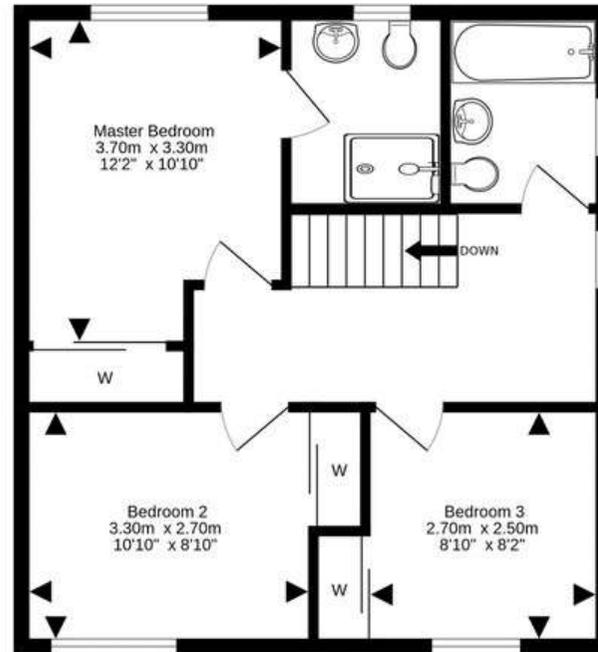
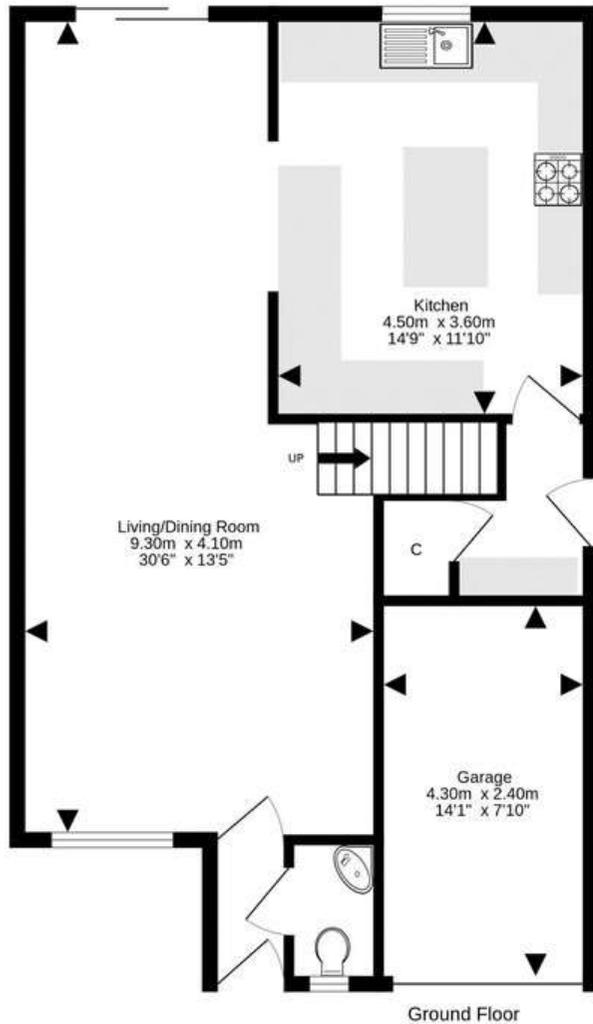
Extras

The integrated kitchen appliances, Bosch dishwasher, curtains, blinds and fitted floor coverings are included.

Price & Viewing

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

EPC Band - B



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

