





Welcome

Welcome to Clackmae Road, this charming four bedroom detached villa arranged over two floors offers generously proportioned family sized accommodation. The property further benefits from a fully enclosed south facing rear garden along with private gardens to the front, driveway and single garage. The property is a quietly located in the sought after Liberton area of Edinburgh, close to many local amenities, schooling and swift transport links. Presented to the market excellent order throughout, we would highly recommend an early viewing.

- Reception hallway.
- Dual aspect open plan living and dining area featuring a wood burning stove, with direct access to the rear garden.
- Dining kitchen with a range of wall and base units, door accesses the garden.
- Four double bedrooms, two located on the ground floor, two located on the upper level.
- Bathroom comprising WC wash and basin bath with shower over.
- Linen cupboard.
- Attic storage.
- Gas central heating, boiler replaced in 2023.
- Double glazing throughout.
- Fantastic, enclosed south facing rear garden.
- Private garden along with a driveway to the front.
- Single garage.







Liberton

Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre, including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park, which includes a Marks and Spencer, also within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas, with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks

Extras

The blinds and fitted floor coverings are included. Please note some of the light fittings will be removed.





Get in touch

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CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.