





Welcome

Welcome to Park Crescent, a charming and deceptively spacious three-bedroom semi-detached home in the sought-after Liberton area of Edinburgh. Thoughtfully extended by the current owners, this beautifully proportioned property offers an ideal blend of traditional character and modern living. Set over two floors, the home features a superb open-plan dining kitchen and family area that seamlessly opens onto a private rear garden with a decked seating space-perfect for relaxing or entertaining. The property also benefits from a fully enclosed rear garden, a private front garden, a driveway and a single garage. Liberton offers an excellent range of local amenities, reputable schooling options, and convenient transport links to the city centre-making this an ideal family home. Presented in excellent condition throughout. Early viewing is highly recommended.

- Welcoming entrance vestibule with hanging space
- Bright reception hallway
- Spacious living room with bay window and feature fireplace
- Bright dining kitchen with double butler sink and sland breakfast bar.
- Well-appointed utility room off the kitchen
- Under-stairs storage with cloakroom
- Two generous double bedrooms with built-in storage on the ground floor.
- Contemporary bathroom on the ground floor
- Spacious principal bedroom on the upper floor with built-in wardrobes and en-suite shower room
- Additional eaves storage for easy access
- Private front and rear gardens
- Playhouse or shed
- Driveway and single garage for off-road parking







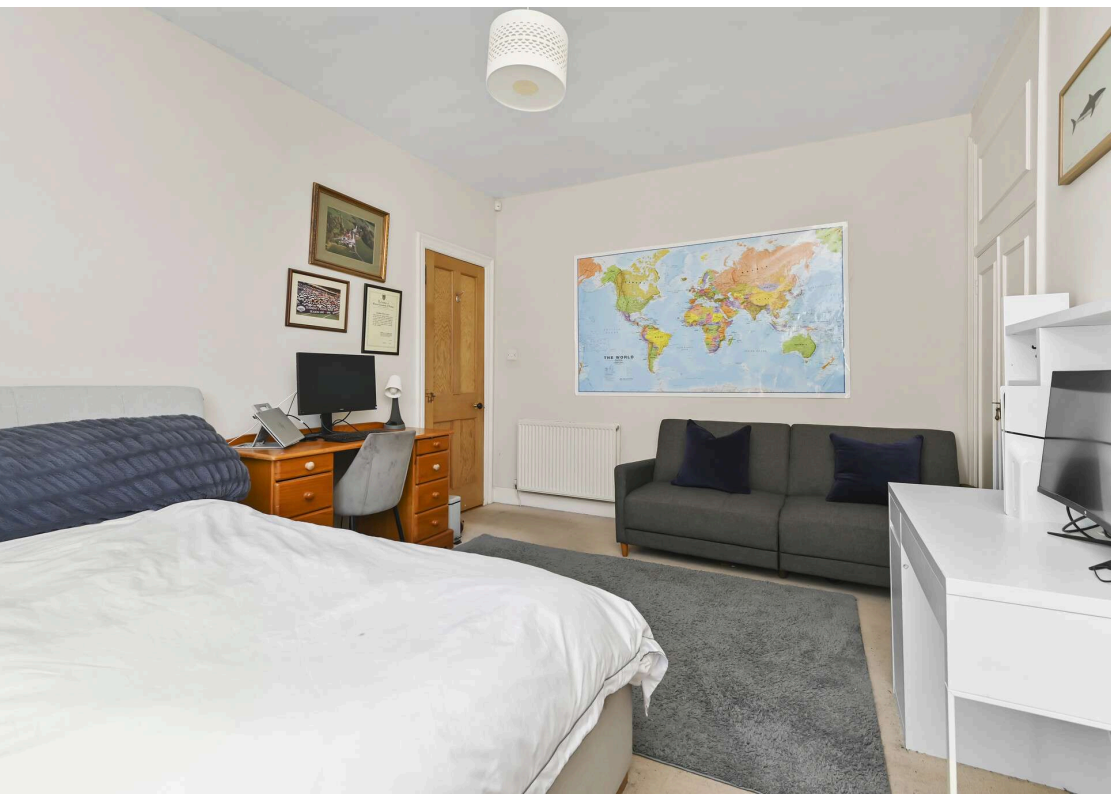
Liberton

Liberton is an established residential area, south of Edinburgh city centre, offering an extensive range of family-orientated housing, with local shopping available throughout. A Morrisons supermarket is located on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks are situated throughout, whilst Braid Hills, Pentland Hills, and Liberton Golf Course offer open green spaces. Liberton is an ideal location for access to the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.

Extras

The sale includes all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances.






Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

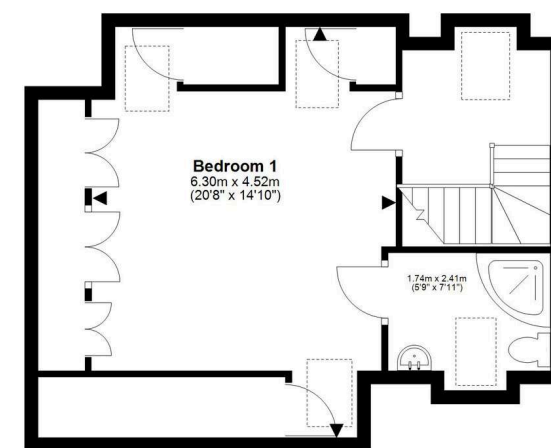
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



First Floor

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