



Shaldon, 107 Captains Road, Edinburgh, EH17 8DT



Welcome

Welcome to Shaldon at 107 Captains Road. Seldom will an opportunity arise to acquire such a stylish bungalow which has been fully refurbished including a new roof, complete re-wiring, re-plumbing, new double glazing and set within 3 miles of Edinburgh city centre. The property is in pristine condition and offers flexible accommodation and can work well as a 4 or 5 bed property, perfect for any family. The property is set over 2 levels and benefits from a south facing rear garden, mature landscaping with power and outdoor tap. The outdoor space has decking and barbecue area, perfect for outdoor entertaining. To the front there is a grassed area and a monobloc driveway which can comfortably accommodate 4 cars.

- Bright south west facing lounge benefiting from 5.1 surround sound and patio doors giving access to the rear garden.
- 5 bedrooms with 2 en-suites and a large family bathroom with shower and bath.
- Stunning modern dining kitchen with breakfast bar and Neff integrated appliances, access to dining room which could also become Bedroom 5.
- There are self cleaning glass cupolas in the lounge and kitchen giving a beautiful light to these rooms. New slate roof and refurbished dormers.
- Exterior lighting, front and rear.
- Heating system - Vaillant Ecotec Pro 28 combi boiler.
- Dressing area with Bedroom 2 and good storage within eaves.







Liberton

Liberton is a popular area in the south of the city which is mainly residential. There are a good range of golf clubs and leisure facilities in the vicinity, including Gracemount Leisure Centre & Liberton Golf Club. There are local shops nearby, including an Aldi & Morrisons. Further amenities are available in Cameron Toll Shopping Centre or Straiton Retail Park which provide a wide range of supermarkets and other retail outlets. The area has reputable state schools at primary & secondary level and the property is in the catchment for Liberton Primary & Liberton High Schools, with excellent transport links to George Heriot's, George Watsons & ESMS available nearby. The property is also ideally located for Edinburgh University and the Royal Infirmary. Regular bus services run along the main road with convenient travel links to the city centre. There is also very easy access onto the city bypass and the motorway network beyond.

Extras

included in the sale are all light fittings, all net curtains, illuminated mirrors, dishwasher, fridge freezer, TV in kitchen, TV in front bedroom, all radiator covers, 4 breakfast bar stools






Get in touch

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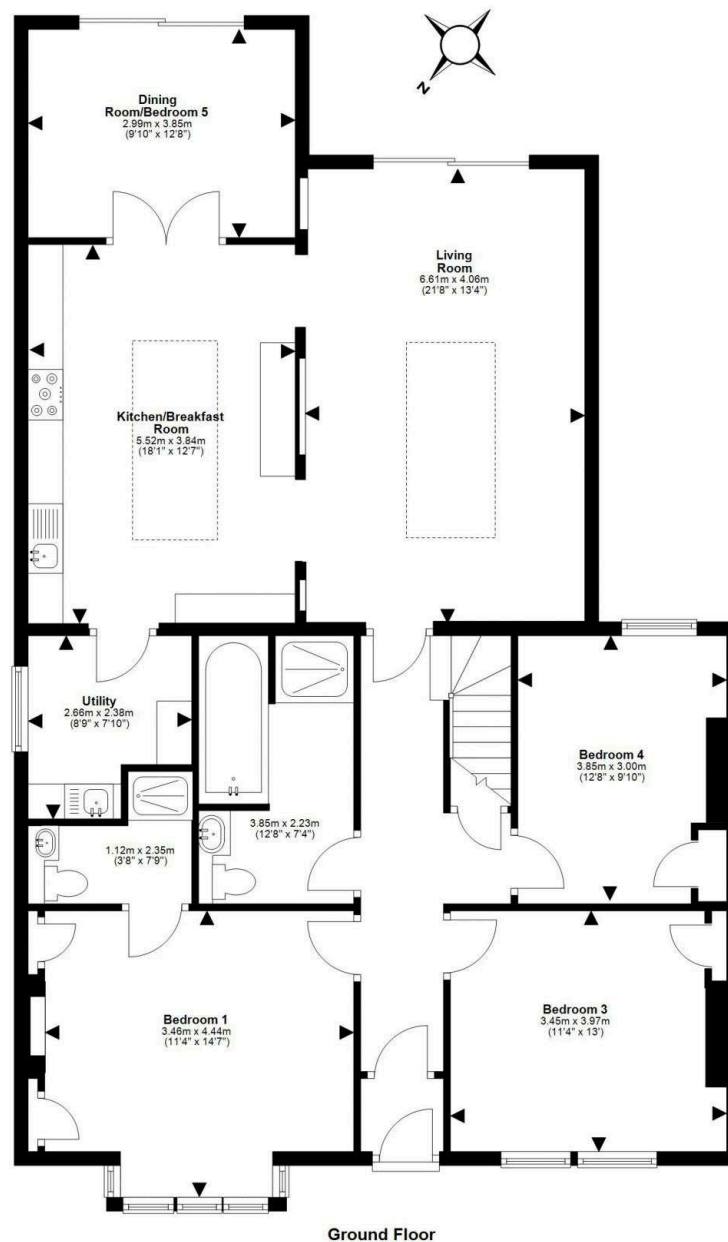
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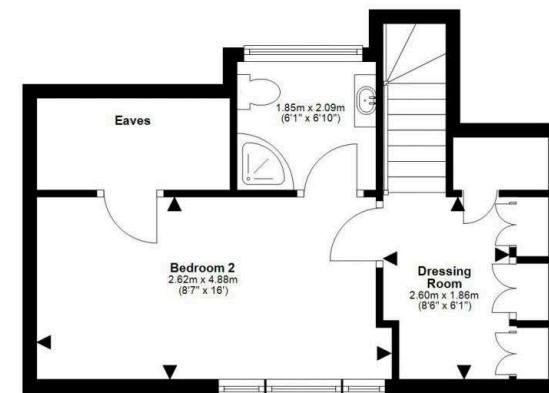


CHARTERED FIRM

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.



Ground Floor



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.