



# 193 Guardwell Crescent

Liberton, Edinburgh, EH17 7SL

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Welcome to an executive five-bedroom three-washroom detached house, which forms part of an exclusive neighbourhood in sought-after Liberton. Finished to exceptionally high standards, this south-facing residence is in walk-in condition, offering a wealth of space and fantastic storage. It also comes with private parking and a family-friendly garden.

Inside, an entrance hall welcomes you in, leading left into the south-facing living room. Bathed in light, this spacious reception room is enhanced by neutral décor and the warm glow of a wood-textured floor. A handsome fireplace adds the finishing touch to this elegant room. From here, an open archway leads through to the adjacent dining room, allowing light to flow throughout. Ideal for dinner parties, this charming space also adjoins a beautiful garden room which provides a lovely setting for relaxing in the sun. Next to the dining area, the kitchen has a monochrome-inspired aesthetic with modern cabinets offering lots of storage, alongside ample workspace with matching splashbacks. The appealing look is streamlined by integrated appliances (five-burner gas hob, raised oven and microwave, and dishwasher). A separate utility room provides space for additional appliances, as well as access to the garden and to a convenient WC. Completing this level is an easily accessible double bedroom, which is arranged as a children's playroom showcasing the excellent versatility of the home.

## Features

- An executive detached house in Liberton
- Welcoming entrance hall
- South-facing living room with a fireplace
- Openly accessed dining room
- Beautiful garden room with garden access
- Modern kitchen with integrated appliances
- Separate utility room for discreet laundry
- Versatile playroom/fifth double bedroom
- Landing with airing cupboard and attic access
- Four double bedrooms with built-in wardrobes
- Modern three-piece en-suite shower room
- Family bathroom with over-bath shower
- Landscaped gardens to the front and rear
- Monoblock driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C





“ Four double bedrooms with built-in wardrobes and a versatile playroom/fifth double bedroom”







Meanwhile, the four main bedrooms are upstairs off a landing with an airing cupboard and attic access for further storage. These bedrooms are good-size doubles that come with a built-in wardrobe. Furthermore, every bedroom is decorated in attractive modern hues and laid with easy-to-maintain wood-effect flooring. The principal bedroom also boasts a modern en-suite shower room. Finishing the home is a white three-piece family bathroom, which features chic tile work, a toilet, a storage-set washbasin, an illuminated mirror, and a bathtub with an over-bath shower. Gas central heating and double glazing ensure year-round comfort.

Outside, there is a south-facing garden and monoblock driveway to the front, whilst to the rear, there is a fully-enclosed garden which has been carefully landscaped with a lawn, a patio, and a sheltered patio. Framed by mature planting, the rear garden is perfect for families.

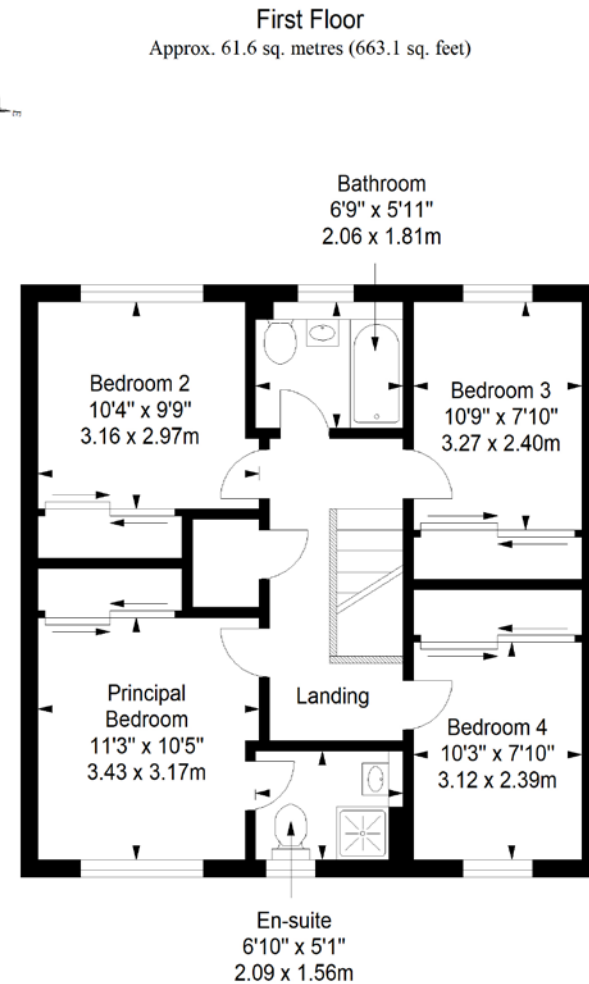
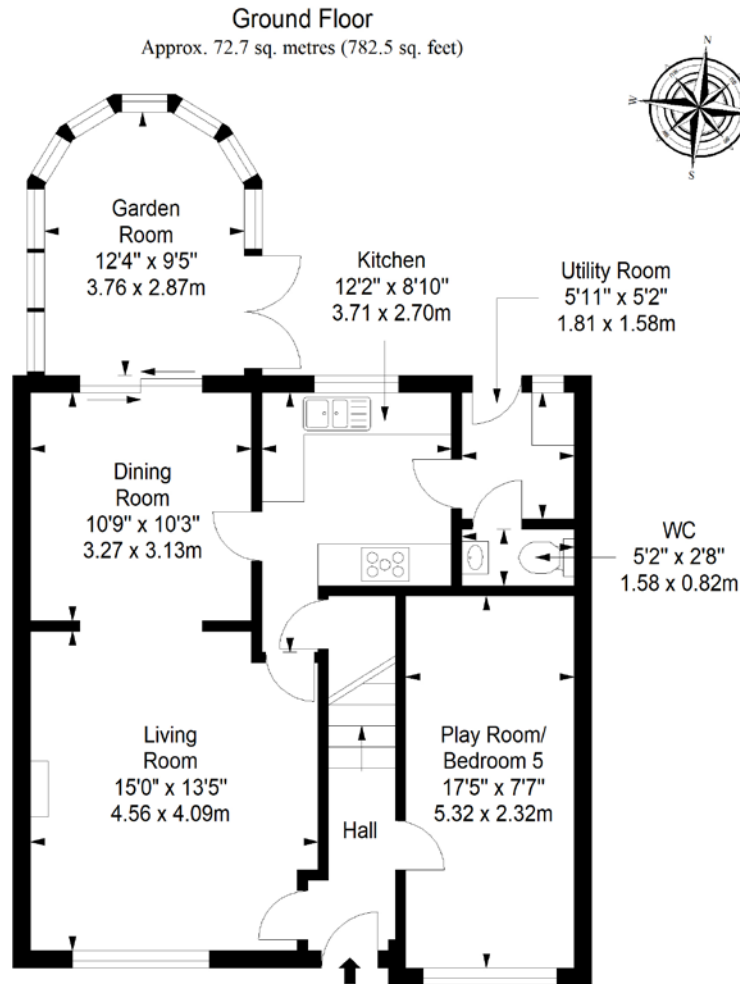
Extras: all fitted floor coverings, window blinds, select light fittings, and integrated kitchen appliance to be included in the sale. The curtains may be available by separate negotiation.

## Liberton, Edinburgh

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.



# Floorplan



Total area: approx. 134.3 sq. metres (1445.6 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB  
0131 337 7771  
www.clancys-solicitors.co.uk

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