



Immaculate

Four bedroom, detached house



This immaculate, four-bedroom, detached house has a fantastic location in a modern development located in the popular Liberton area of Edinburgh, close to excellent amenities, schools and transport links. Beautifully decorated throughout, with lovely views, this bright and spacious family home is in walk-in condition. The ground floor offers generous living accommodation with a lovely dining lounge, with a bay window, fireplace and leads into a sunny conservatory, ideal for entertaining. The breakfasting kitchen has double aspect windows, white fitted units, appliances, a breakfast bar and space for a table and chairs. There is also direct access to the garden. There is also a cloakroom on this level. On the upper floor there are four bedrooms; one master bedroom, with lovely views, built-in wardrobes and an ensuite shower room, two further double bedrooms, a single bedroom and a family bathroom. There is access to the partially floored attic from the landing. To the front of the property there is an area of lawn, a driveway for two cars and a single garage. The rear garden is fully enclosed with two patio areas, a decking, ideal for alfresco dining, a lawn, planted borders and direct access to the garage.

Key Features

- Hall
- Dining lounge
- Breakfasting kitchen
- Cloakroom
- Master bedroom with ensuite
- Three further bedrooms
- Family bathroom
- Double glazing and gas central heating
- Attic, partially floored
- Garden
- Garage and driveway



Liberton

Liberton is situated to the south of the city centre and is perfectly placed for the new Edinburgh Royal Infirmary, Kings Buildings, Edinburgh University buildings and Sick Children's Hospital. There are local shopping amenities within walking distance, catering for every day needs and Cameron Toll shopping centre which has a Sainsbury's supermarket along with various other retail outlets. Newington offers a variety of local shops, banks, post office and many cafes/bars, restaurants. Heading south out the city it is within easy reach of Pentland Retail Park at Straiton, as well as Ikea and Costco. There is an excellent and frequent public transport service into the city. Swift access to the city by-pass, offering connections to the M8/M9, Forth Road Bridge and Edinburgh Airport. There are an abundance of recreational amenities including Festival Theatre, Queens Hall, Royal Commonwealth Pool, the open spaces of Holyrood Park/Arthurs Seat, various golf courses and cosmopolitan choice of cafes/bars and restaurants close by.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, dishwasher, washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

G

Home Report Valuation

£400,000

EPC Rating

C

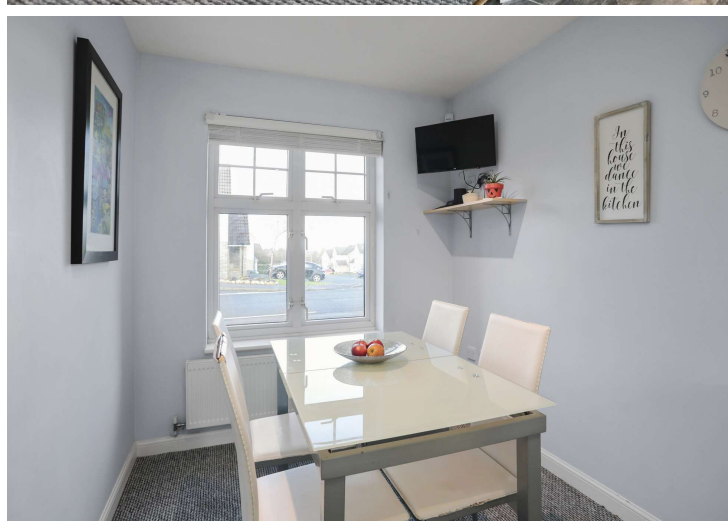
Tenure

Freehold

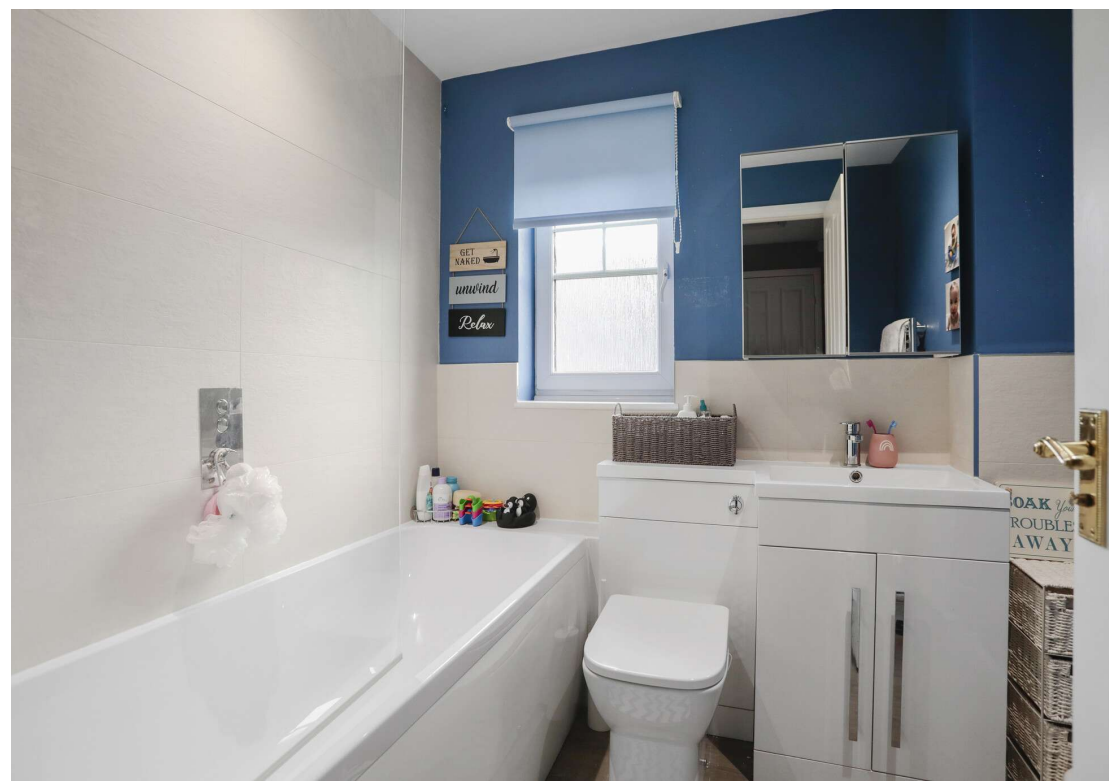
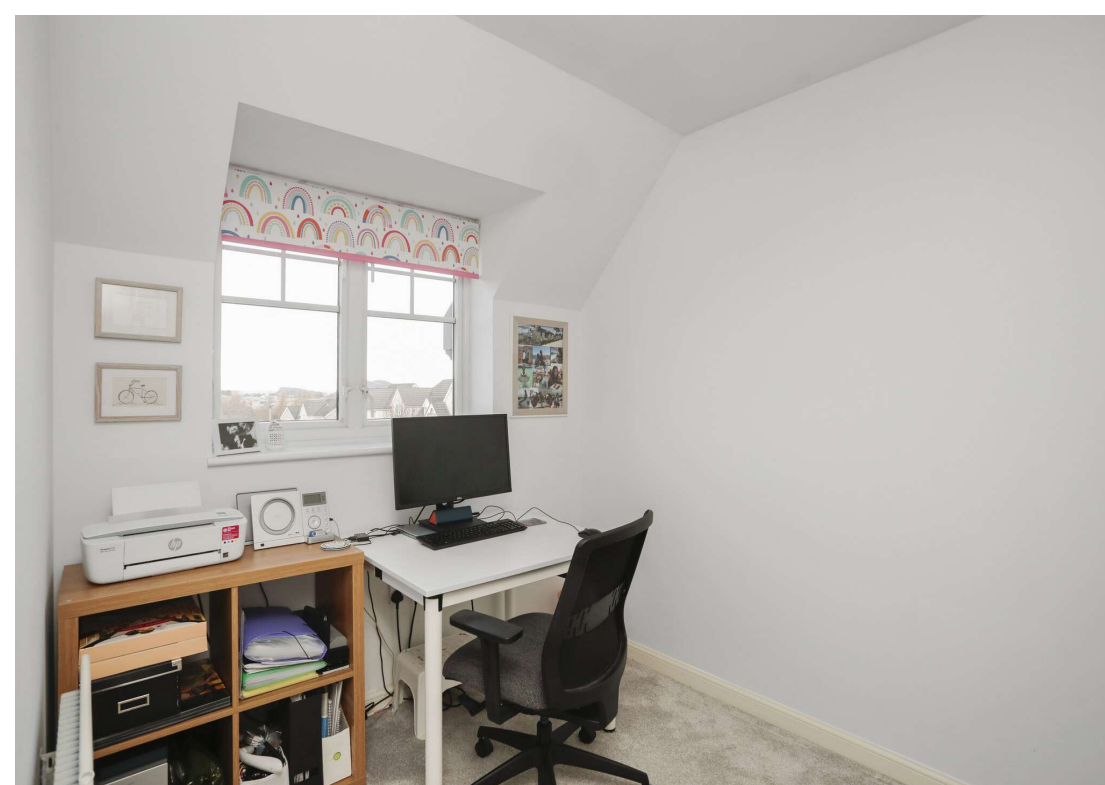


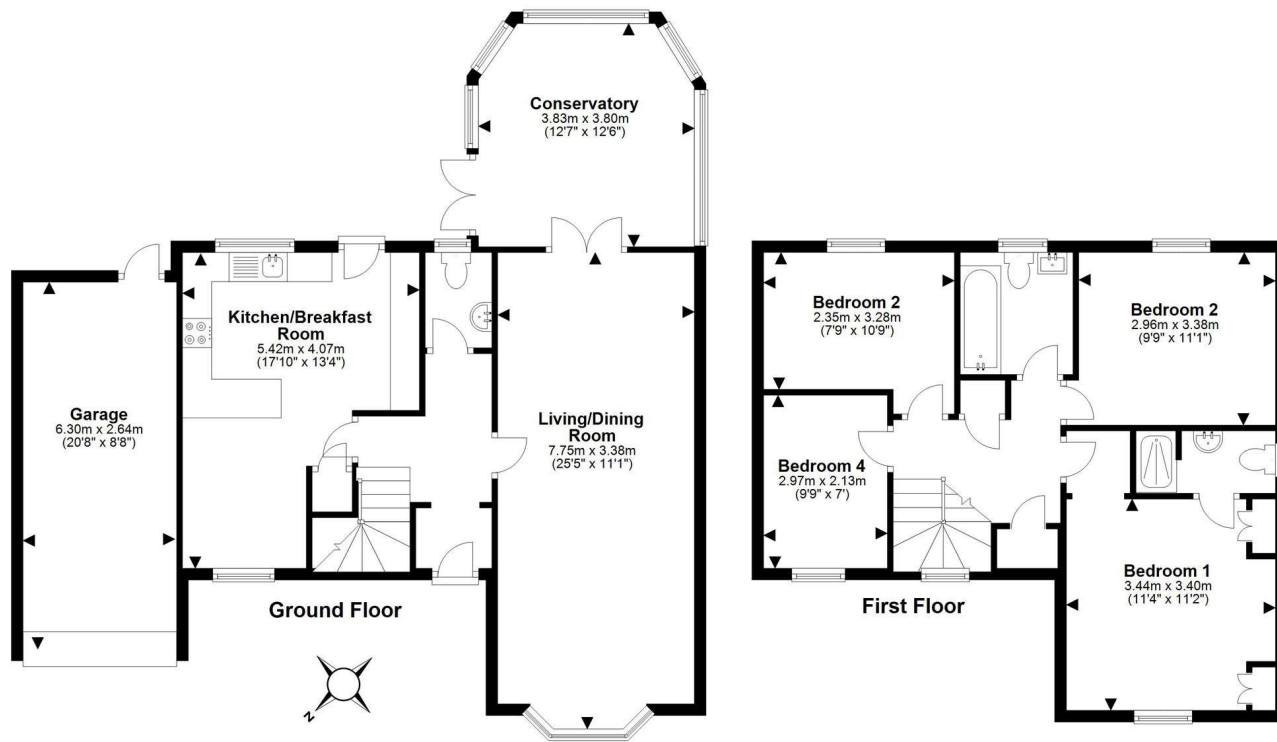


"Beautifully presented family home, situated in a lovely established development"









Total area: approx. 143.3 sq. metres (1542.7 sq. feet)

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.



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CHARTERED FIRM



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbutnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.