

# Peterkin & Kidd

Solicitors and Estate Agents

## 22

CLACKMAE ROAD  
LIBERTON, EH16 6NZ



**OFFERS OVER £365,000**



# 22

## CLACKMAE ROAD LIBERTON, EH16 6NZ

In an established, quiet neighbourhood, this semi-detached chalet bungalow sits on a leafy plot with a private garden to the rear.

The property is accessed via a timber door which leads to the hall with an under-stair cupboard and a shelved cupboard housing the boiler.

The living room has a fireplace with living flame gas fire (disconnected), ample space for freestanding furniture and a picture window to the rear with views over the garden.

There is a modern kitchen also to the rear, which is fitted with a range of white gloss wall and base units with stainless steel sink and drainer, complementary worksurfaces and ice blue splashback. The ceramic top cooker, fridge/freezer and the washing machine are included in the sale but not warranted. Shelved pantry. A door to the side gives access to the driveway and garden.

Bedroom 3 is currently set up as a dining room and has a window to the front and space for freestanding furniture. The light fitting is excluded from the sale.

The part-tiled bathroom completes the ground floor accommodation and is fitted with a 3-piece suite with WC, wash hand basin and bath with mixer shower. Window to side.

Stairs lead to the upper floor and the remainder of the accommodation.

Bedroom 1 is front-facing with a window offering open aspects and ample space for freestanding furniture. Shelved cupboard. Access to partly floored side loft.

Bedroom 2 has a window to the side and space for freestanding furniture. Shelved cupboard. Access to floored side loft.

### ACCOMMODATION

Hall  
Living room  
Dining room / bedroom 3  
Fitted kitchen  
2 further bedrooms  
Bathroom

Gas central heating, double glazing

### GARDENS

There are well-stocked gardens to the front and rear of the property. The front garden is laid to lawn with a selection of shrub planting and a tree.

The rear garden is laid to lawn with an array of mature shrubs and bushes, large vegetable plots and a shed and greenhouse which are included in the sale.

### CAR PORT

There is a long driveway with a car port to the side and a bike box at the rear.







## EXTRAS

All fitted carpets, floor coverings, white goods as specified and the bike box, garden shed and greenhouse are included in the sale.

## SITUATION

Liberton is a sought after residential suburb to the south of the capital. It covers a wide area, west from the Hermitage of Braid and Blackford Hill Nature Reserve over to Craigmillar Castle, in the east. The Edinburgh Royal Infirmary is close by as well as Edinburgh University's Kings Buildings Campus. Local amenities are available with a more extensive choice at Cameron Toll, Straiton Retail Park and Fort Kinnaird.

There is an excellent choice of schooling available including Liberton High School.

For the commuter, there is easy access to the city bypass and regular bus services into the city centre.

## VIEWING

By appointment with Property Department on 01506 840000.

WHAT3WORDS  
brave.employ.them

## OTHER

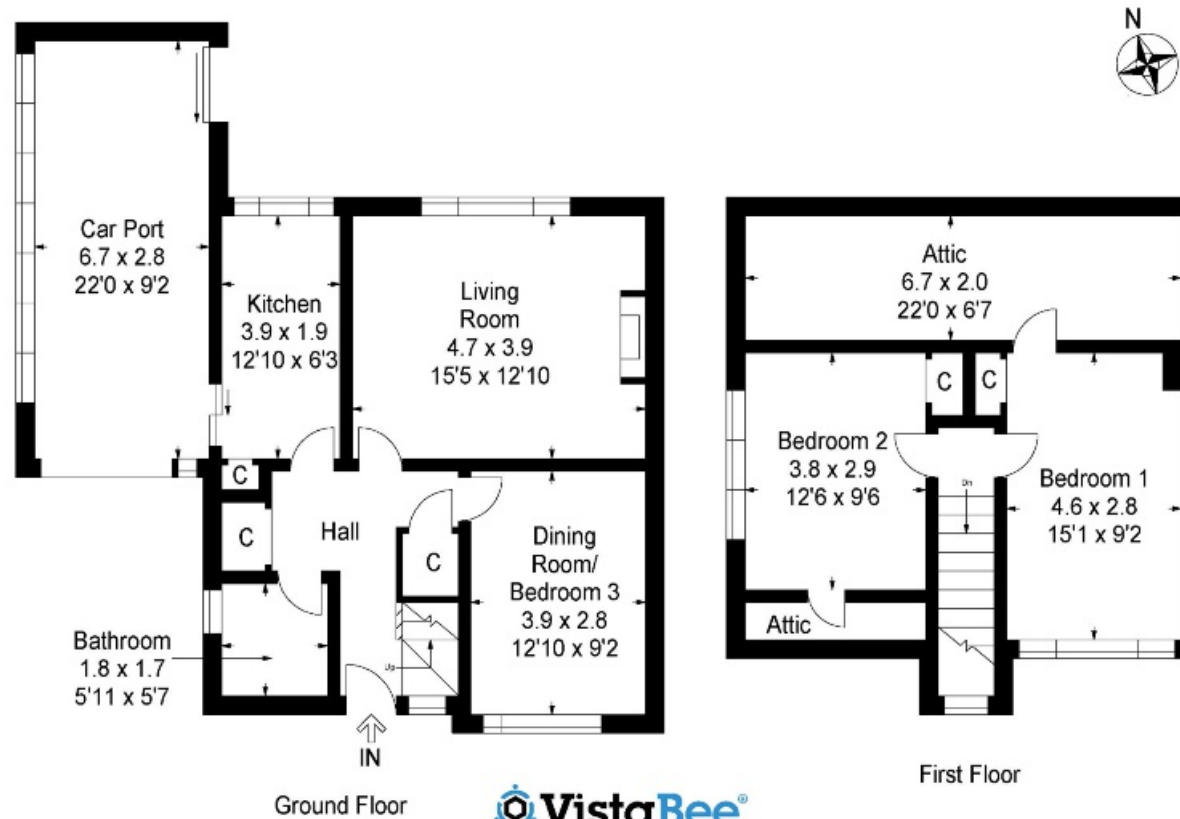
COUNCIL TAX BAND: E

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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