



305 Guardwell Crescent  
EDINBURGH, EH17 7SL

Modern 4 Bedroom Detached Home  
Popular Residential Estate  
Off-Road Parking For Multiple Vehicles  
Recently Upgraded Heating System  
Situated In The Popular Liberton Area  
EPC: C  
Council Tax Band: F

A modern four-bedroom detached home, quietly positioned within a popular residential estate in the highly sought-after Liberton area of Edinburgh. This well-proportioned family property has benefited from recent maintenance, including a new gas central heating system installed earlier this year, and has been tastefully decorated to provide bright, contemporary accommodation. While certain areas; such as the kitchen, would benefit from further modernisation, they remain in good, functional order and offer excellent potential for future improvement.

The spacious and adaptable accommodation comprises: entrance vestibule; welcoming hall with cloakroom/WC; a generous sitting room with a window to the front and access to the dining room to the rear. Also accessed from the living room is the fourth bedroom, which enjoys a front-facing outlook. The dining room provides an ideal space for family meals and entertaining, with patio doors leading directly to the rear garden.

The galley-style kitchen is fitted with a range of wall and base units and leads to a useful utility area. Although the kitchen would benefit from updating, it offers good potential—particularly for buyers considering a rear extension (subject to planning consent) to create a larger, modern kitchen/dining space.

Upstairs, the principal bedroom overlooks the rear garden and benefits from an en-suite shower room. Two further double bedrooms, each feature built-in wardrobes. A centrally located family bathroom, mainly tiled and fitted with a bath and shower over, services the remaining rooms.

Externally, the property features a block-paved driveway to the front with parking for multiple vehicles, enhanced by mature trees that provide excellent privacy. The rear garden is mainly laid to lawn, relatively level, and enclosed by secure fencing—ideal for families, children, and pet owners.

Liberton is situated to the south of Edinburgh's city centre and is well placed for a number of good local amenities which include a grocers and everyday convenience stores. Cameron Toll Shopping Centre is also nearby and has a wider selection of larger retail stores; including a Sainsbury's Supermarket. Straiton Retail Park, to the south of the city, is within easy reach by car, offering a further selection of high street retailers including a Marks and Spencers Food. Edinburgh University King's Buildings and the Royal infirmary are close-by and regular public transport operates to and from the city centre and to surrounding areas. The Braid and Blackford hills are within close proximity offering many pleasant walks and recreational pursuits. Good schools are within the local catchment area at primary and secondary levels and some of Edinburgh's private schools are also nearby including George Heriots and George Watsons College.

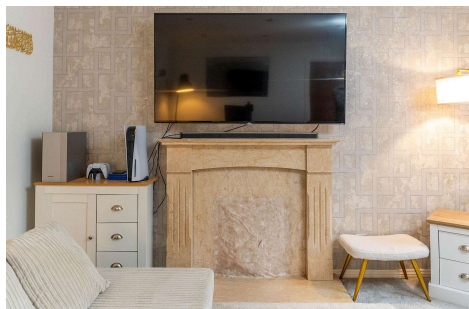
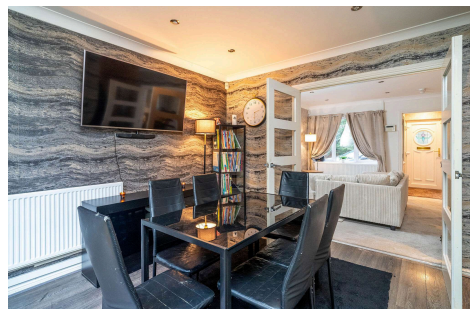
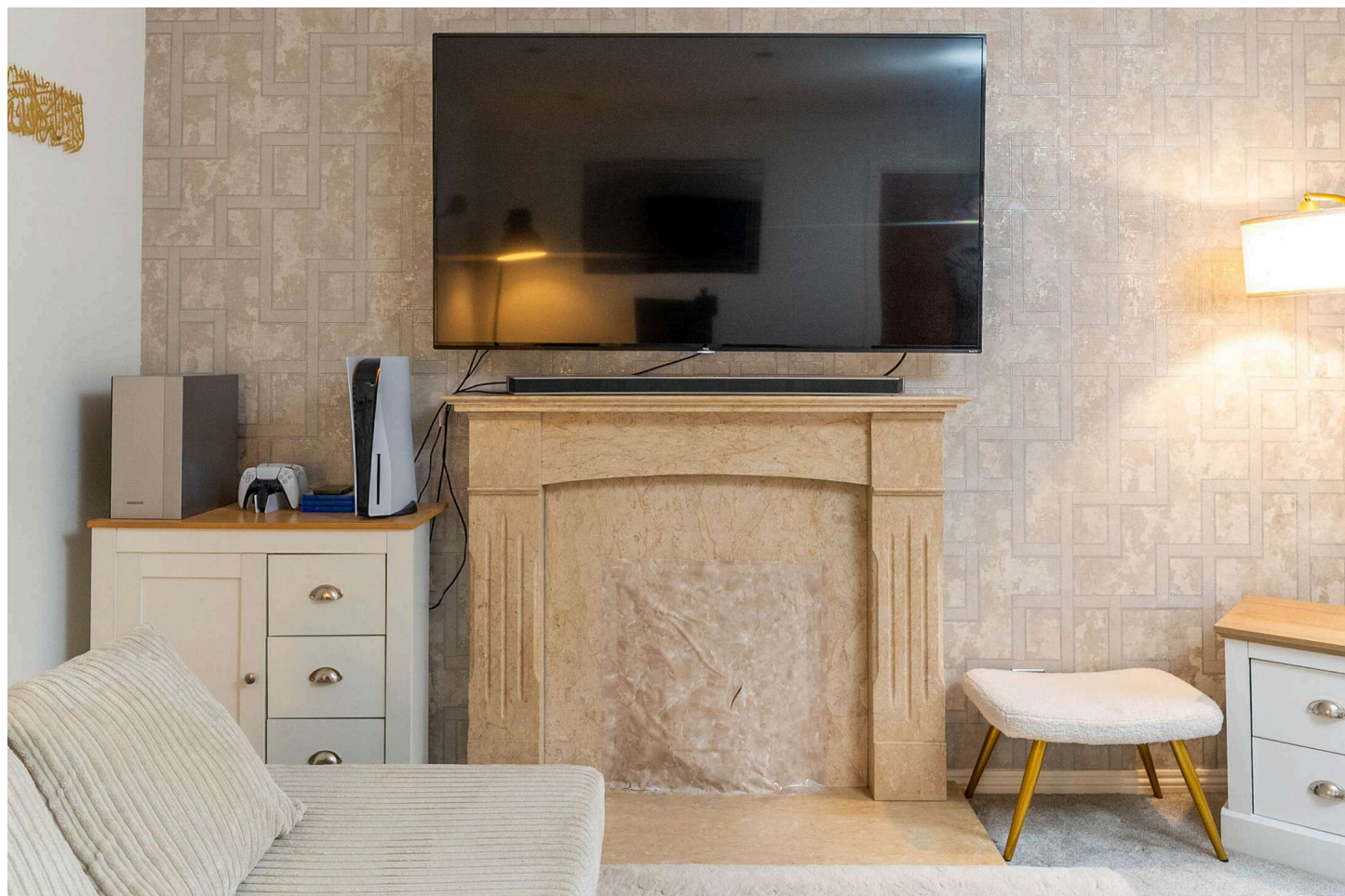




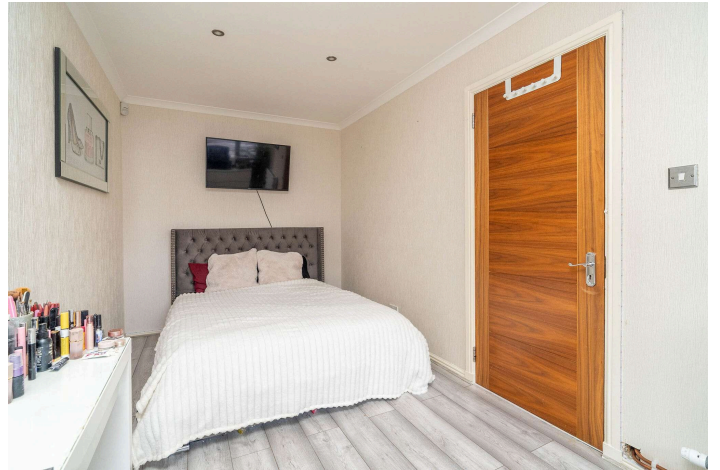




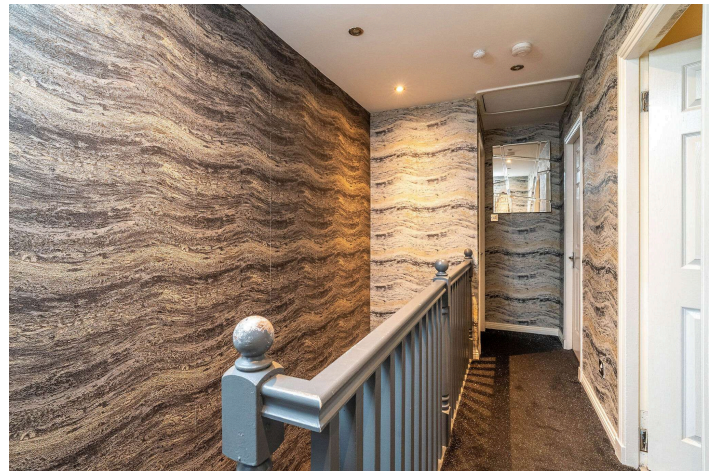


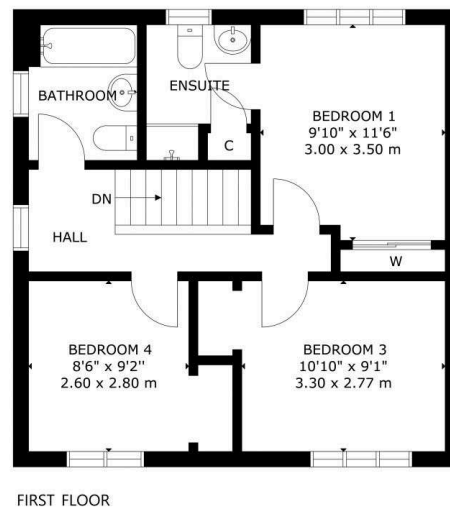
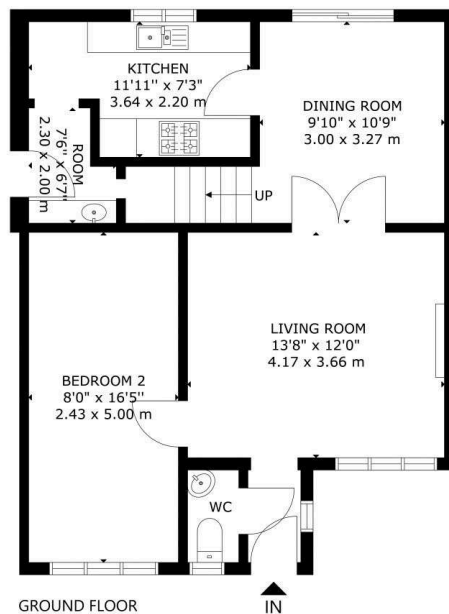












305 GUARD WELL CRESCENT, EDINBURGH, EH17 7SL  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,099 SQ FT / 102 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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