



20 Kingston Avenue, Liberton,  
Edinburgh, EH16 5SP

- Entrance Vestibule
- Lounge/Dining Room
- Fitted Kitchen
- Double Bedroom
- Shower Room
- Gas Central Heating & Double Glazing
- Private Front Garden & Shared Rear Garden
- EPC: C
- Council Tax Band: C



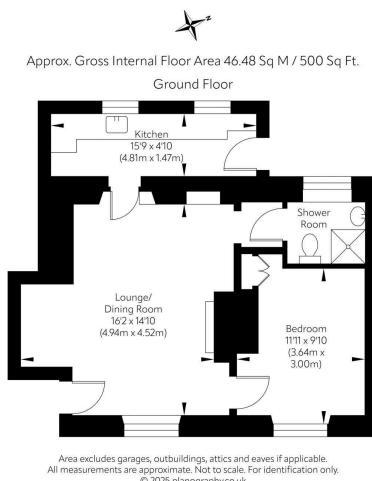


This traditional terraced bungalow in Liberton offers quiet and spacious accommodation just moments from excellent amenities, quick transport links, vast open green spaces and the Royal Infirmary. The property boasts a private front garden, and direct access to the beautifully kept communal rear gardens, and further benefits from gas central heating and double glazing ensuring a comfortable living environment all year. The home would now benefit from a degree of modernisation, giving its new owner an exciting opportunity to create a modern home to their own tastes and requirements.

In brief, the accommodation comprises; welcoming entrance vestibule, generously proportioned and versatile living room with electric fireplace, Edinburgh press cupboard and convenient space for an office/study area, fitted kitchen with base and wall-mounted units, fridge freezer and washing machine. There is no integrated oven, but the worktop space provided ample room for a microwave or air fryer. The kitchen also provides direct access to the rear garden. Finishing the interior is a sizeable double bedroom with fitted and built-in wardrobes, and a three-piece shower suite.

Externally, the property benefits from an attractive front garden and a large communal drying green to the rear, which is well-kept by the owners. The rear garden hosts ample patio and lawn space to enjoy the sun, as well as a private storage shed. Ample permit parking is available on-street to the front.

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.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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STURROCK ARMSTRONG & THOMSON  
SOLICITORS & ESTATE AGENTS

7a Dundas Street  
Edinburgh EH3 6QG  
Telephone: 0131-225 4082  
Fax: 0131-556 2079  
Email: [property@satsolicitors.co.uk](mailto:property@satsolicitors.co.uk)  
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