

LIBERTON

105 CAPTAINS ROAD  
EH17 8DT



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EPC RATING: D

OFFERS OVER £460,000



## PROPERTY DESCRIPTION

- Hallway with staircase to the upper floor
- Amazing double height rear extension housing the living/dining room with windows on one wall, velux windows above & sliding patio doors that open up to the garden, providing lots of natural light and a great outlook over the rear
- Updated kitchen with good range of modern cream units & appliances and handy larder cupboard
- Formal dining room with glass doors to the hallway and views over the rear garden
- Bay windowed front living room with fitted alcove cupboards suitable for Bedroom or living room
- Two double bedrooms on the ground floor, one with fitted storage
- Downstairs main bathroom with wet wall and contemporary fittings including bath with mains shower over, vanity sink unit & wc
- Large first floor main bedroom with dormer window & bespoke fitted storage, leading to
- Ensuite shower room with shower cubicle, sink & wc and access to eaves storage
- Gas central heating from Vaillant condensing combi boiler replaced 2018
- Upvc double glazed casement windows replaced 2017
- Some stripped wooden flooring
- Expansive garden with lawn surrounded by borders, patio areas, summer house & shed
- Paved front driveway & car port providing parking for numerous cars



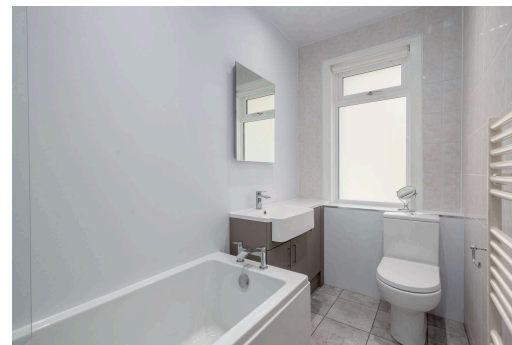
## VIEWING

Sun 2-4 or Pls Call

Jardine Phillips

0131 4466850





## EXCEPTIONALLY WELL MAINTAINED THREE BED THREE PUBLIC ROOM EXTENDED DETACHED BUNGALOW WITH EXTENSIVE FRONT & REAR GARDENS

This delightful, detached property has spacious, flexible accommodation including a stunning rear living/dining room extension built 2016, a further living room (which could be another bedroom), dining room, two downstairs bedrooms & family bathroom, together with upstairs principal bedroom with ensuite shower room and a large front drive, car port & sunny south facing rear garden. With modern kitchen & bathroom fittings, the house would make an ideal home for professionals or a young family. There is a wide array of local amenities on your doorstep, excellent transport links into the city centre and easy access out onto the city bypass.

### AREA

The property is located in Liberton, near Fairmilehead, approximately four miles south of the city centre. There is a good choice of shopping outlets & leisure facilities on hand locally, with an impressive array of amenities & retail outlets at nearby Straiton Retail Park, Cameron Toll & Fort Kinnaird. Morningside & Newington are also both a short drive away. Schooling is well represented from nursery to senior level and the property is in a good position for Edinburgh Schools and local primary schools. It is also ideally positioned for those connected to the Royal Infirmary or Kings Buildings. An efficient public transport network is on hand, which operates to most parts of the city and surrounding areas. The city bypass and main motorway networks are also close by. There is also easy access to lots of walks, open spaces & golf courses in the surrounding areas.

### EXTRAS

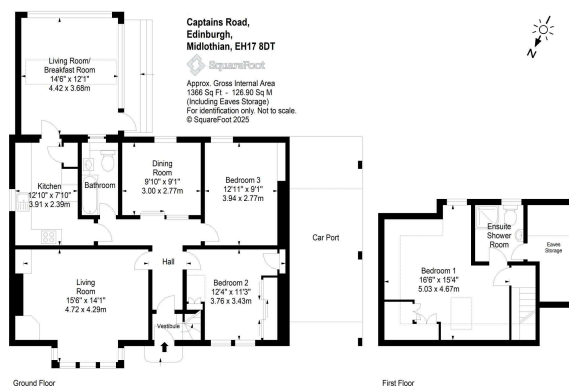
The blinds/curtains, light fittings, electric hob, oven, extractor fan, dishwasher, integrated fridge freezer, washing machine & tumble dryer are included in the sale.

### HOME REPORT VALUATION

£450,000



Living/dining room	14'6 x 12'1 (4.42 x 3.68m)
Kitchen	12'10 x 7'10 (3.91 x 2.39m)
Dining room	9'10 x 9'1 (3.00 x 2.77m)
Living room	15'6 x 14'1 (4.72 x 4.29m)
Bedroom 1	16'6 x 15'4 (5.03 x 4.67m)
Bedroom 2	12'4 x 11'3 (3.76 x 3.43m)
Bedroom 3	12'11 x 9'1 (3.94 x 2.77m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.