

# KILGOUR

PROPERTY



**49 Clackmae Road, Liberton, Edinburgh, EH16 6NY**





- Living Room
- Kitchen
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4/ Study
- 2 x Shower rooms
- Gas central heating
- Council Tax – Band F
- EPC – Band D

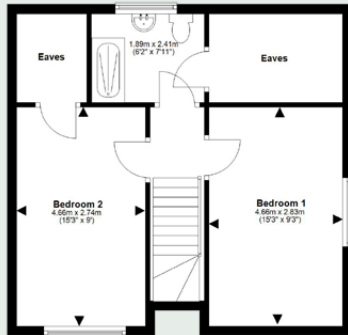
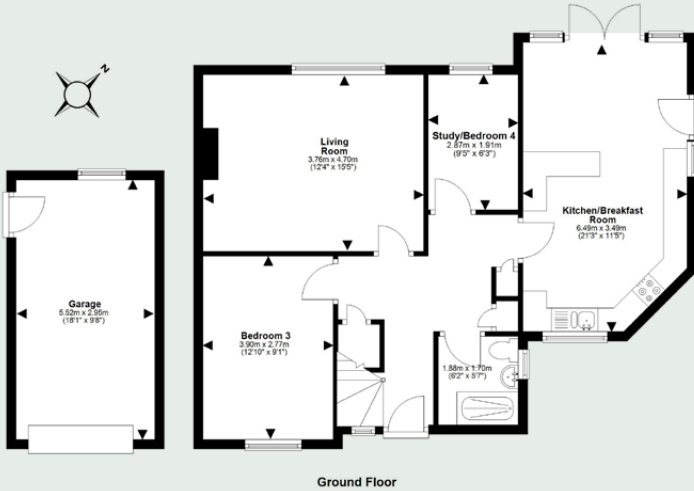
Viewing by appointment through selling agent on 0131 273 5233

## Description

This spacious three/four bedroom semi-detached boasts stunning views of the Edinburgh skyline. The property features an amazing garden space, detached garage and generous storage including eaves spaces. The enclosed rear garden offers a patio area and well-maintained planting beds. With its exceptional plot and tasteful finishes throughout, this semi-detached house is a must-see.

## Location

Liberton is an established residential area south of Edinburgh city centre, offering an extensive mix of family orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Liberton Brae and nearby Kirk Brae.

1 4 2 D   
EPC BANDF   
COUNCIL TAX BAND

Living Room	12'4 x 15'5	3.76m x 4.70m
Kitchen/Dining	21'3 x 11'5	6.49m x 3.49m
Bedroom 1	15'3 x 9'3	4.66m x 2.83m
Bedroom 2	15'3x 9	4.66m x 2.74m
Bedroom 3	12'10x 9'1	3.90m x 2.77m
Bedroom 4 / Study	9'5x 6'3	2.87m x 1.91m
Shower Room	6'2 x 5'7	1.88m x 1.70m
Shower Room	6'2 x 7'11	1.89m x 2.41m







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