



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 4 Greenend Drive

Liberton, Edinburgh, EH17 7QG



# 4 Greenend Drive

4 Greenend Drive is set within a quiet cul-de-sac in popular Liberton, within walking distance of local amenities, schools and transport links. The semi-detached villa, boasting family-friendly accommodation and modern interiors, is sure to appeal to a wide range of buyers. The home features three bedrooms, a sunny and spacious living room that opens to a dining room, creating a semi-open layout. A fitted kitchen, a modern shower room and a guest WC further enhance the generous villa. Outside, the property is complemented by an enclosed rear garden and convenient off-road parking, including a garage and paved driveway.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Property Summary

- Semi-detached villa in Liberton
- Peaceful cul-de-sac setting
- Entrance hall with storage and WC
- Sunny living room, open to
- Spacious dining room
- Stylish kitchen with fitted units
- Landing with storage
- Southeast-facing main bedroom
- Second double bedroom
- Versatile third bedroom
- Modern shower room with a towel warmer
- Minimalist rear garden
- Private garage and driveway parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £290,000











Sunny living room, open to  
a spacious dining room & a  
stylish kitchen with  
fitted units











Southeast-facing main  
bedroom, a second double  
bedroom and a versatile  
third bedroom









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**dream property!**



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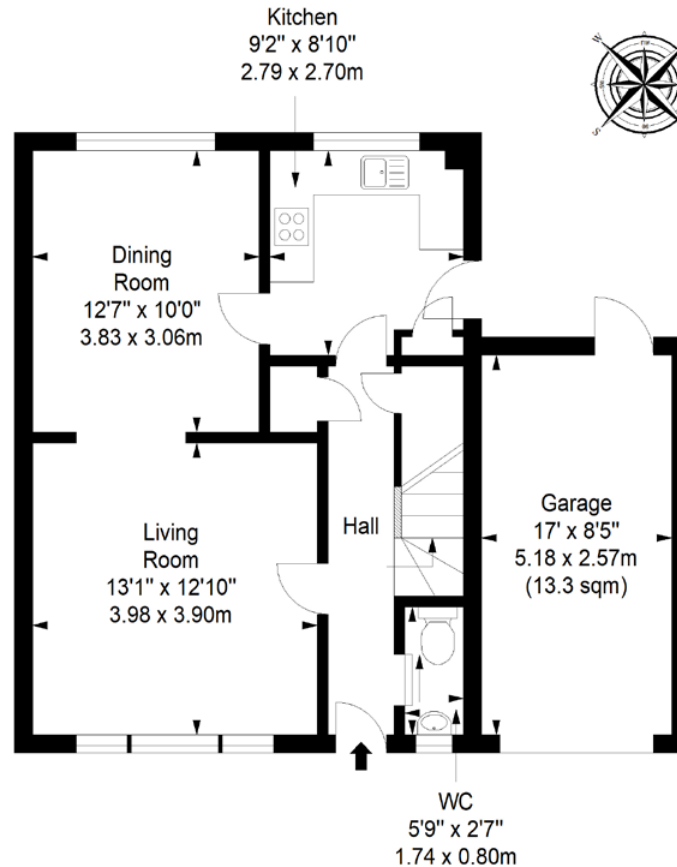


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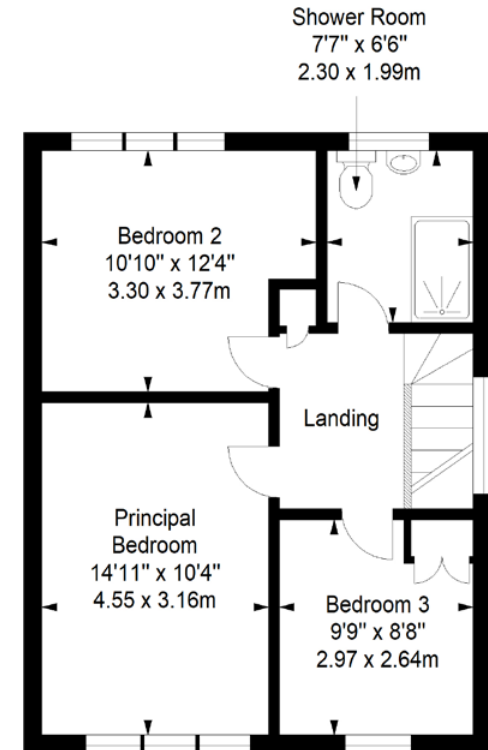
**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Ground Floor**  
Approx. 47.2 sq. metres (508.1 sq. feet)



**First Floor**  
Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 94.4 sq. metres (1016.2 sq. feet)