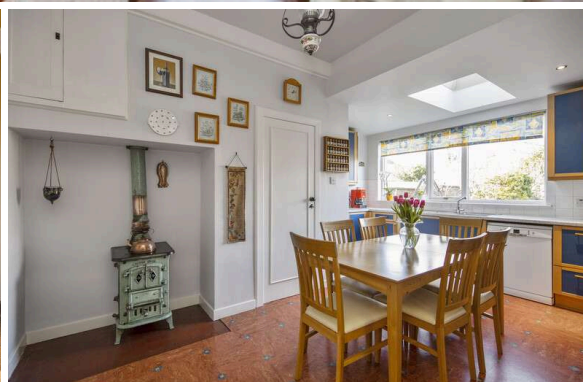




8 Ross Road
LIBERTON | EDINBURGH | EH16 5QN


warners
solicitors & estate agents



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Excellent family sized accommodation, beautifully presented throughout, is on offer within this 1930's five bed semi-villa with its charming private garden, pleasantly tucked away in a peaceful residential street with easy access to local amenities, schooling and transport links.

This lovely property has an exceptionally light and spacious interior with lots of flexibility to suit the requirements of a large family. Charming features include the now retired vintage stove in the kitchen and the original servants bell board. Public living space includes a bay windowed living room, and a family room with patio doors to the garden, each with a fireplace as a focal point, and a fitted dining kitchen providing lots of storage. Completing the accommodation at ground floor level is a handy utility room and WC facility. On the upper floor you'll find a grand principal bedroom with bay window, four further good sized bedrooms and the family bathroom with separate shower cubicle. More than ample storage space is provided by way of cupboards and the large loft area. To the front, the house is set behind a well stocked garden which is flanked by a driveway leading up to a garage with power. At the rear, the generous sized private garden is fully enclosed, featuring a lawn, patio and mature planted borders. There's plenty of space here for adults to relax and children to play safely.

- Entrance vestibule and hallway
- Bay window living room
- Family room with patio doors
- Dining kitchen
- Utility room
- Rear porch
- Principal bedroom with bay window
- Four further bedrooms
- Bath/shower-room
- Downstairs WC
- Partial double glazing & Gas central heating
- Large attic for storage
- Garage and drive

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary, as well as Edinburgh University's Kings Building located nearby. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

EPC D

The dresser, table and chairs in the dining room, as well as one of the bedroom wardrobes are available to purchase. Chandeliers can be separately negotiated.



