



13 Whiteadder Loan
LIBERTON | EDINBURGH | EH16 6FR

warners
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Immaculately presented three bed terraced townhouse with a south-facing private garden and a superbly tucked away position on a sought after development conveniently placed for easy access to local amenities and the city centre attractions.

Viewing is essential to appreciate the great sense of light and space within this property, which is offered to the market in true walk-in condition, beautifully finished off throughout with high spec fittings, and neutral tone decor and floor coverings. At ground floor level a vestibule with cloak cupboard accesses the hallway, leading through to the rear where a multi purpose room, ideal as either a third double bedroom, family room or home office, has south-facing French doors to the garden. The large single garage with power and light is reached from the hallway. Carpeted stairs lead up to the public living space on the first floor, where there is a twin windowed sitting room with ample free floor space for dining, a fully equipped kitchen featuring a range of neutral tone gloss units, and a WC. On the top floor is the principal double bedroom with twin windows and wall to wall fitted storage space, double bedroom 2 with built-in wardrobe, and an attractively fitted bath/shower-room which can be accessed from bedroom 1 or the upper landing. The south-facing aspect of the private, fully enclosed garden ensures maximum natural sunlight and there's a well tended lawn and patio area for sitting out. A driveway to the front runs up to the garage.

- Entrance vestibule and hallway
- Twin window sitting/dining room
- Attractively fitted kitchen
- Two double sized bedrooms, each with built-in storage
- Bedroom 3/family room/study with French doors to garden
- Contemporary style bath/shower-room
- WC
- Gas central heating
- Double glazing
- Integral garage with power
- Driveway
- Fully enclosed south-facing garden
- Excellent amenities and transport links close at hand

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



The integrated dishwasher and fridge/freezer will be included in the sale. EPC Rating C.

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. 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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