



38/4 Captain's Drive
LIBERTON | EDINBURGH | EH16 6QL


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38/4 Captain's Drive is a charming two-bedroom, first-floor flat located in the sought-after area of Liberton, Edinburgh. This beautifully presented property offers a comfortable and stylish living experience, perfect for professionals, couples, or small families.

The property boasts a spacious and inviting living/dining room. The room is tastefully decorated in neutral tones, creating a warm and welcoming atmosphere. Large windows flood the space with natural light, and a delightful enclosed balcony provides an ideal spot for relaxation or a morning coffee.

The modern kitchen is a standout feature, boasting sleek white units that offer ample storage space and a clean, contemporary look. Equipped with high-quality appliances and stylish countertops, this kitchen is perfect for both everyday cooking and entertaining guests.

The flat comprises two generous double bedrooms. The master bedroom is particularly impressive, featuring integrated wardrobes that provide convenient storage solutions while maintaining the room's sleek design. The second bedroom is equally spacious and versatile, suitable for use as a guest room, home office, or as a spare room.

The contemporary family bathroom is elegantly finished, with neutral decor that enhances the sense of space and tranquillity. It includes a shower over the bath, offering both convenience and luxury for your daily routines.

Externally, the property benefits from a communal rear garden, perfect for enjoying outdoor activities or social gatherings with neighbours. Additionally, on-street parking is readily available, ensuring convenience for residents and visitors alike. In brief the property comprises:

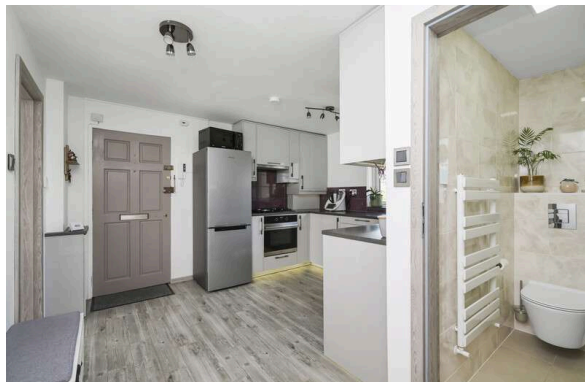
- Stylishly decorated living /dining room with enclosed balcony.
- Modern kitchen with white units.
- Two double bedrooms.
- Contemporary family bathroom with shower over bath.
- Gas central heating and double glazing.
- Communal rear garden.
- On street parking.

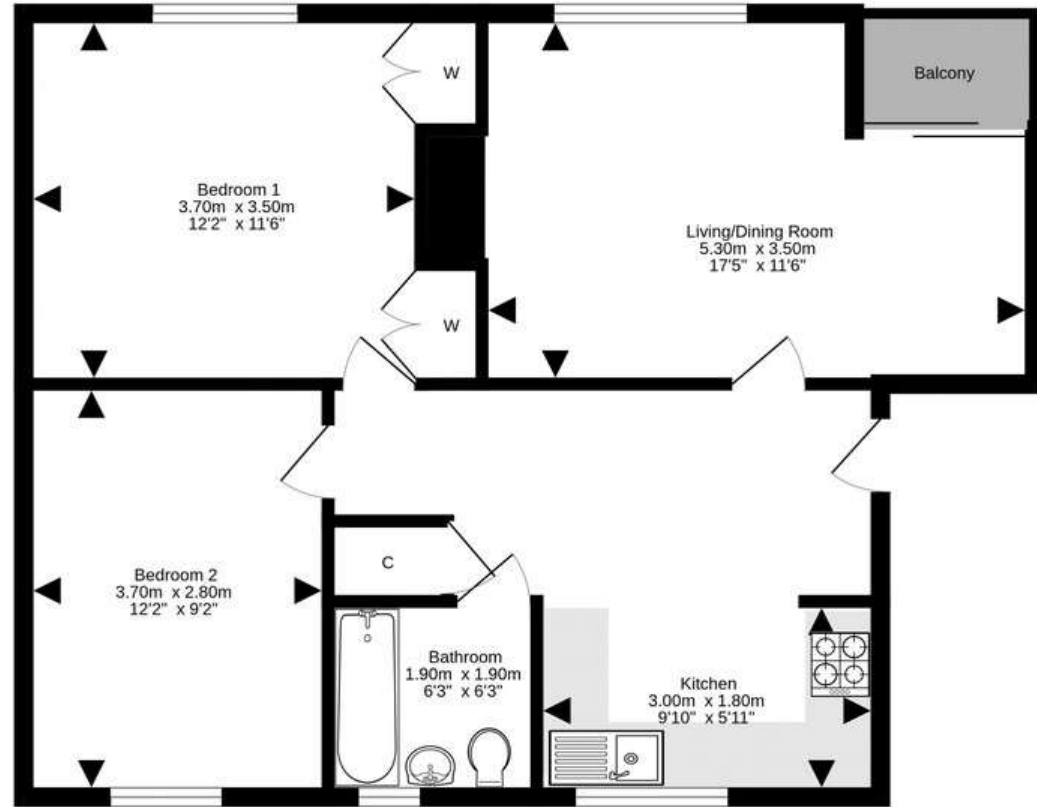
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The subjects are located in the popular Liberton area of Edinburgh, which lies some 4 miles south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park also within easy reach. Schooling is well represented from nursery to senior level. The property is also ideally positioned for the Royal Infirmary and the Scottish Parliament. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also close by.

Extras included in this sale are blinds, curtains and poles, all lighting, dishwasher, coat hanger in corridor, desk in living room, bedside shelf in bedroom one, Wireless Wi-Fi thermostat for gas boiler controlled by smartphone can be available by separate negotiation. EPC C





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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