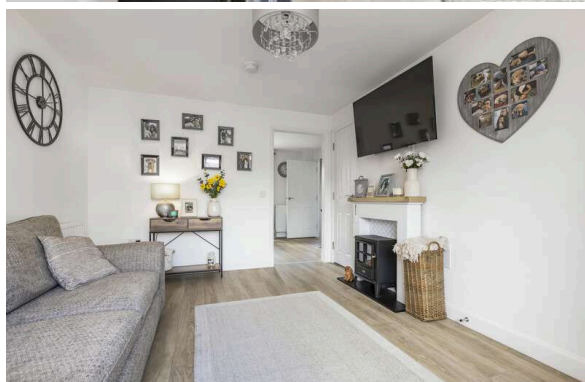




36 Lochiel Crossway
LIBERTON | EDINBURGH | EH17 8WG


warners
solicitors & estate agents



36 Lochiel Crossway

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Warners are delighted to offer to the market this immaculately presented, three-bedroom, semi-detached family home situated in a modern and popular residential estate in Liberton, lying south of Edinburgh City Centre.

Upon entering the property, you are greeted with a welcoming entrance hallway providing access to a well-presented lounge. The lounge leads through to a bright and modern dining/kitchen which offers a range of white base and wall units, and is flooded with light through a patio door which provides access to the rear garden. A utility room and w/c completes the accommodation downstairs.

The upper level of the property offers three spacious double bedrooms; with the master bedroom benefitting from a built-in wardrobe and en-suite shower room and second bedroom with mirrored wardrobe. The accommodation is completed by a modern three-piece bathroom suite in a partially tiled family bathroom.

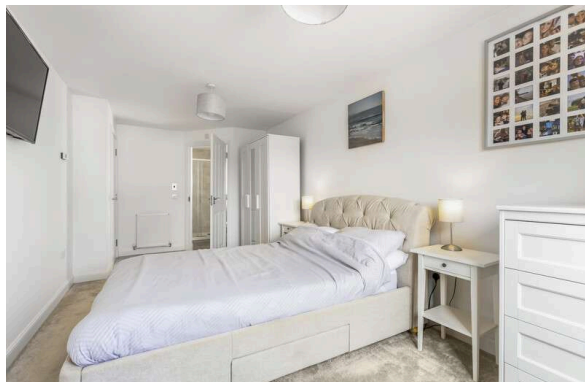
- Immaculately presented, three-bedroom family home
- Spacious south-west facing rear garden
- Bright kitchen/diner with patio door
- Three well-proportioned double bedrooms
- Double glazing
- Gas central heating
- Solar panels
- Integral garage with two car drive
- Popular residential estate south of Edinburgh city centre

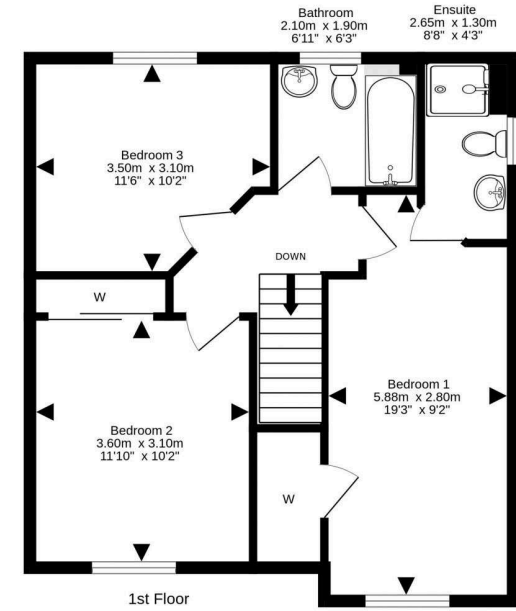
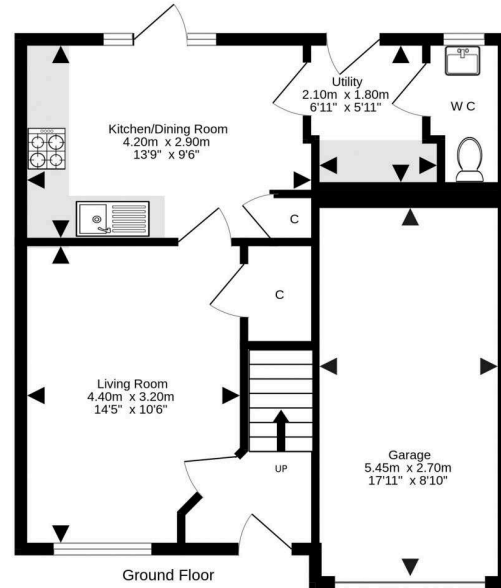
All light fittings, wall-mounted TV bracket, integrated kitchen appliances, fitted blinds in the living-room, fitted blackout blinds in bedroom one and fitted blackout blinds in bedroom 3 included in sale. EPC Rating B.

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. 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. Made with Metropix ©2024.

