



5 Greenend Grove
LIBERTON | EDINBURGH | EH17 7QE


warners
solicitors & estate agents



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Nestled in a tranquil cul-de-sac, moments from excellent local amenities, quick transport links and vast open green spaces is this spacious terraced home with private gardens, driveway and integral garage. The property comprises welcoming entrance hallway, kitchen with fitted units, bright lounge with generous dining space and patio doors out to the back garden and following up a wide staircase the upper level boasts three well-proportioned double bedrooms (two with built-in wardrobes) and the house is completed by a fully tiled bathroom with three-piece suite and shower over bath. Externally the fully enclosed rear garden is paved for low maintenance and ideal for al fresco dining.

- Terraced house in a quiet cul-de-sac
- Driveway and garage
- Enclosed rear garden
- Large lounge
- Three double bedrooms
- Fully tiled bathroom

Items included in this sale are all light fittings, blinds and curtains. Washing machine also included in this sale. EPC rating C

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





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.



