



47 Little Road
LIBERTON | EDINBURGH | EH16 6SH


warners
solicitors & estate agents





47 Little Road

LIBERTON | EDINBURGH | EH16 6SH

Nestled in the sought-after Edinburgh neighbourhood of Liberton, this traditional yet contemporary semi-detached home offers an exceptional living experience across its three floors. This five-bedroom property masterfully blends classic charm with modern amenities, making it ideal for a family or those who love to entertain.

The property boasts a bright and spacious living room featuring an elegant fireplace, perfect for cosy evenings. Adjacent to this is a twin windowed living room, currently utilized as an additional seating area, offering versatility to suit your lifestyle needs.

The ground floor is further enhanced by a well-appointed kitchen, boasting ample counter space and a multitude of units to meet all your culinary needs. The kitchen seamlessly connects to a dining room, providing a perfect setting for family meals and entertaining guests. This level is completed by a handy WC, adding convenience to the home's thoughtful layout.

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





Ascending to the second floor, you will find three generously sized double bedrooms. The master bedroom is a true retreat, complete with a modern en-suite shower room. This floor also houses a luxurious family bathroom, featuring a spa-style bath that invites relaxation.

The third floor comprises the fourth and fifth bedrooms, both spacious enough to accommodate double beds and illuminated by Velux windows, creating airy and inviting spaces, with views to the iconic Arthurs Seat.

Externally, the property offers a front driveway that leads to a car port, providing ample off-street parking. The driveway extends beyond the car port to the rear garden, accessible through secure doors. The rear garden is spacious, meticulously maintained, and offers a perfect sanctuary for outdoor activities and relaxation.

This home in Liberton combines traditional aesthetics with contemporary comforts, providing a versatile and welcoming space in one of Edinburgh's most popular areas.

In brief the accommodation comprises -

- Welcoming entry vestibule.
- Spacious living room with feature fireplace.
- Bright, twin windowed living room.
- Open plan kitchen/dining room with well appointed units and direct garden access.
- Five double bedrooms, with the master bedroom boasting an en-suite shower room.
- Family bathroom on the first floor with spa-like bath.
- Gas central heating and double glazing.
- Useful WC on the ground floor.
- Extensive driveway, car port and garage.
- Well maintained rear garden.

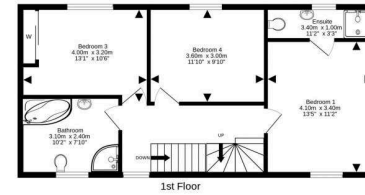
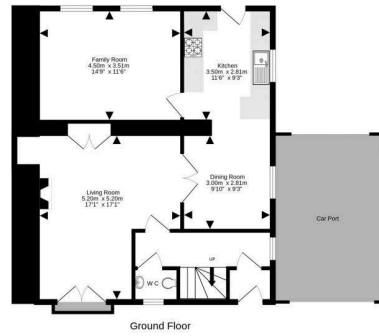


All fixtures and fittings will be included in the sale. EPC Rating D.

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 6/2024