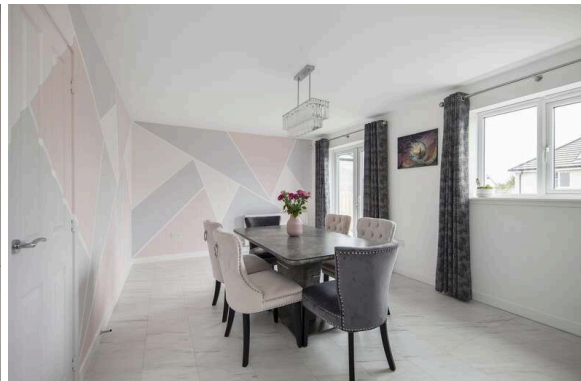




8 Hedgehog Crescent
LIBERTON | EDINBURGH | EH17 8XP


warners
solicitors & estate agents



8 Hedgehog Crescent

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Well presented four bedroom detached home with front driveway and garage set within a quiet street in a popular modern development in the sought after Liberton area within easy reach of the city centre. The stylish accommodation will make an ideal family home and comprises of reception hall, downstairs wc, spacious lounge with an attractive bay window, open plan kitchen living with patio doors to the landscaped rear garden, that comprises a lawn, flower beds, outside tap and a large decking that can be easily maintained. The stylish fitted kitchen currently comprises a breakfast bar, fridge/freezer, dishwasher, microwave and an induction hob, oven and fan. There is also a spacious dining area and a utility room with washing machine and tumble dryer. Upstairs you will find a hallway leading to four well proportioned bedrooms, one benefitting from built in storage, one with stunning views of the Pentland hills, the master benefiting from an ensuite and two benefitting from a Jack and Jill shower room. Completing the accommodation is the family bathroom with bath and wc. The property also benefits from gas central heating, is fully double glazed, has an attic and externally there are private gardens to the rear with a driveway for secure off-street parking and single garage at the front. Early viewing is highly recommended to avoid missing out The estate is ideal for families with kids and young professionals alike as it is surrounded by forest allowing for nice walks and has two playgrounds at the front of the property

- Reception hall
- Four Bedrooms, one with ensuite and a further Jack and Jill
- Stylish Open plan kitchen living with patio doors to the rear garden
- Stylish fitted kitchen
- Further separate living room
- Three Bathrooms
- Ample storage including an attic
- Gas central heating and double glazing
- Private rear gardens, driveway and garage

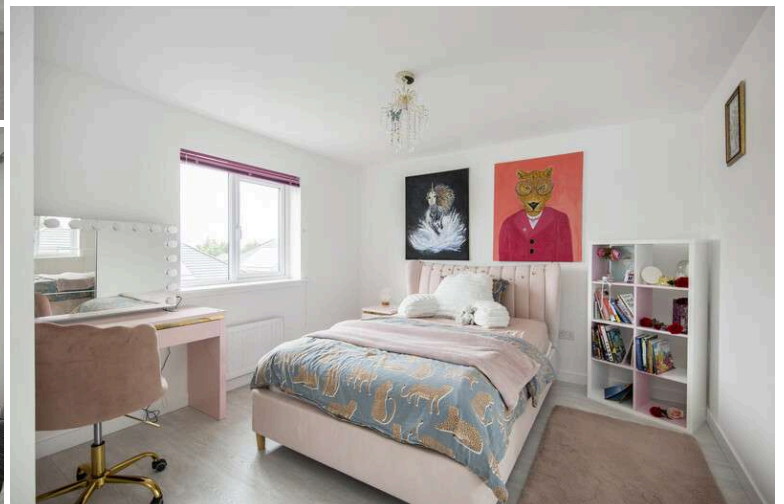
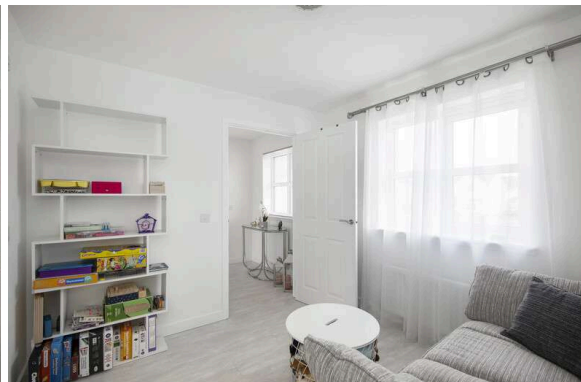
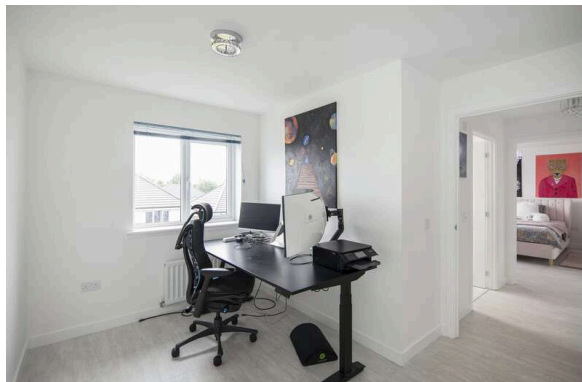
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

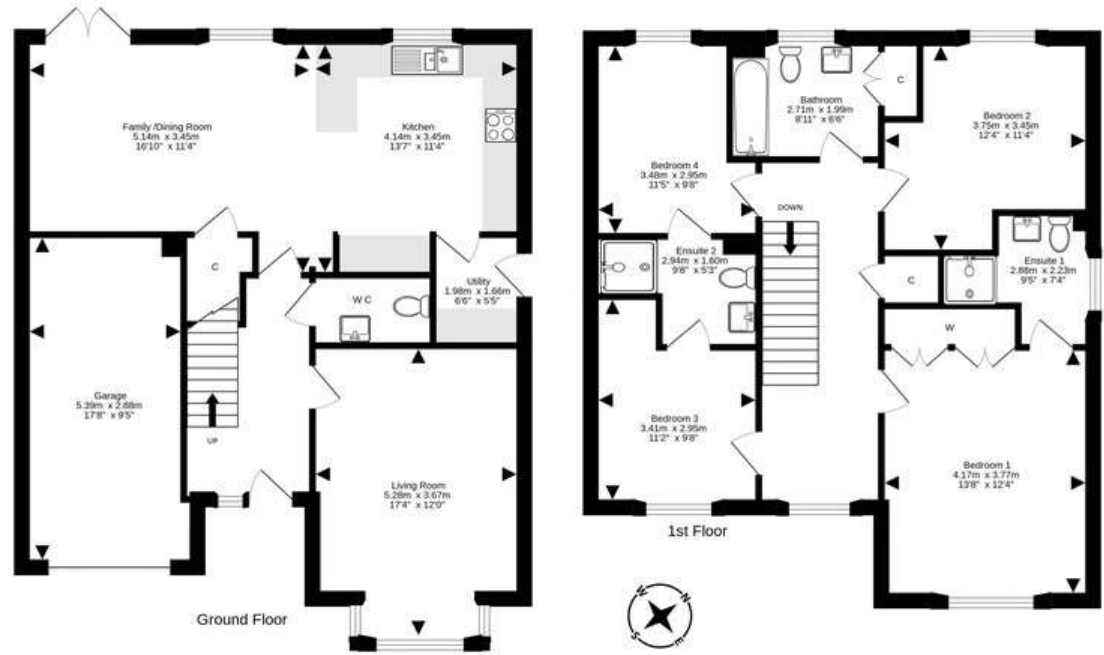


INCLUDED IN THE SALE are all integrated kitchen appliances, fridge, dishwasher, induction hob, washing machine, dryer, microwave, bar chairs, kitchen table and chairs, wardrobes and curtains. All other items or furniture may be available to purchase by separate negotiation.

EPC Rating B

Liberton is a popular suburb to the South of Edinburgh 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 which includes a Marks and Spencer and Sainsbury 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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