



10 Badger Way
LIBERTON | EDINBURGH | EH17 8XD


warners
solicitors & estate agents



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Warners is delighted to present this beautifully presented, bright, and spacious three-bedroom detached villa, part of a modern development in an extremely convenient location. Close to a wide range of amenities and excellent transport links, this lovely property is finished to a high specification throughout. It offers spacious, comfortable, and well-planned accommodation over two levels and features a well-tended, fully-enclosed rear garden, a garage, and a driveway.

On the ground floor, you will find an inviting entrance hallway, a generous front-facing living room, and an upgraded kitchen/dining room with French doors leading to the garden. There is also a convenient WC. The upper floor houses the principal bedroom with fitted wardrobes and an en-suite shower room, two additional double bedrooms, and a partially tiled family bathroom with a traditional three-piece suite. Additional features include gas central heating and double glazing.

The exterior boasts a fully enclosed, private rear garden with a lawn and patio area, offering an ideal setting for hosting or allowing kids and pets to play safely. The private front garden, also laid to lawn, benefits from a driveway and an integral garage.

- Prime Location: Modern development near amenities and transport links.
- High-End Finish: Quality finish throughout with spacious, well-planned layout.
- Ground Floor Appeal: Inviting hallway, large living room, upgraded kitchen/dining with garden access.
- Spacious Bedrooms: Principal bedroom with en-suite, two double bedrooms, modern family bathroom.
- Lovely Garden: Enclosed rear garden with lawn and patio, perfect for hosting and play.
- Parking & Storage: Private front garden, driveway, and integral garage.

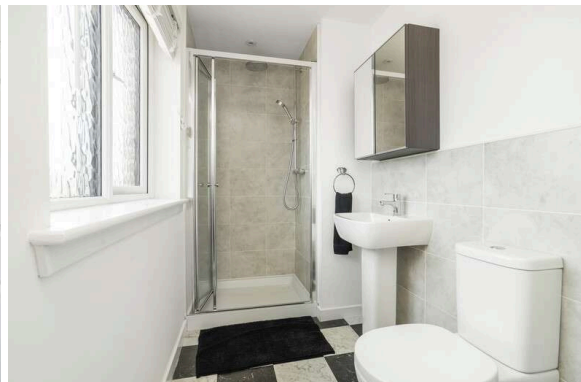
Included in the sale will be the blinds, light fittings, integrated appliances and shelving.

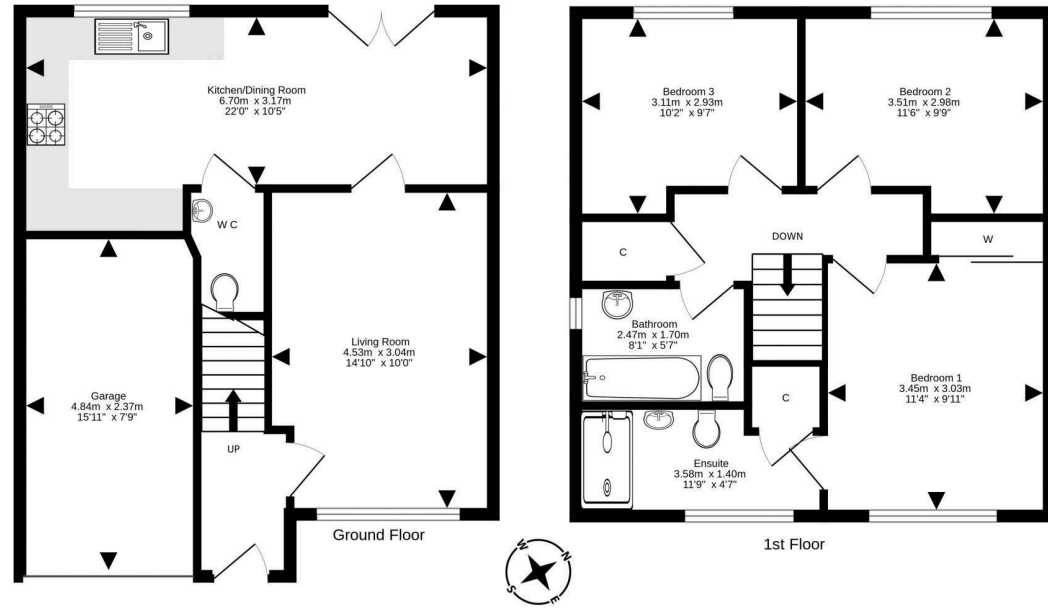
EPC Rating B.

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

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