



19 Longformacus Road  
LIBERTON | EDINBURGH | EH16 6SD

  
**warners**  
solicitors & estate agents



## 19 Longformacus Road

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Well presented and maintained detached converted bungalow with driveway, garage, and well maintained private gardens, forming part of a mature, well established residential area. This attractive property offers spacious, and flexible accommodation to four bedrooms, arranged over two levels and represents an ideal family home. The accommodation comprises:

- Entrance vestibule to entrance hallway
- Living room/bedroom to front with feature fireplace and Edinburgh press
- Dining kitchen/family room with modern fitted kitchen
- Bedrooms to front and rear
- Contemporary bathroom with electric shower over bath and vanity sink unit
- Flexible conservatory
- Principle suite in attic conversion with en-suite wc
- Triple glazing
- Gas central heating
- Driveway leading to garage
- Private front and rear gardens
- Well maintained large rear garden

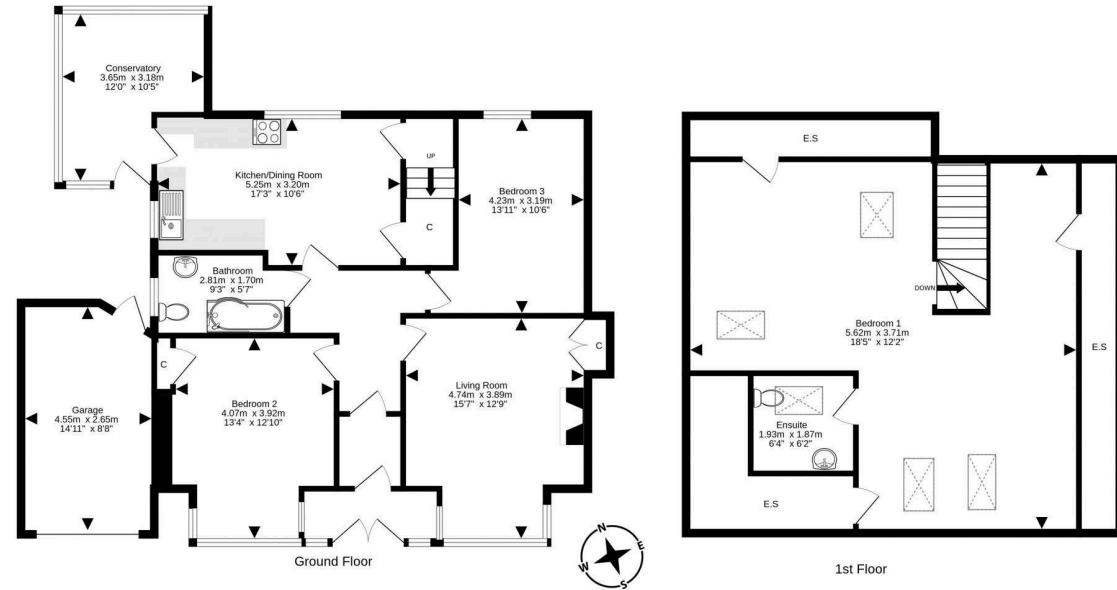
Included in the sale will be all fixtures and fittings, kitchen appliances and the treadmill in the conservatory. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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