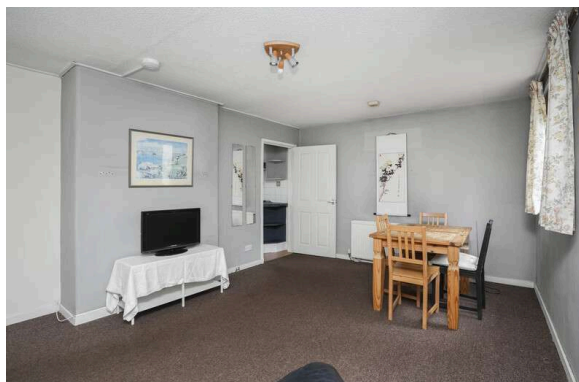




97 Claverhouse Drive
LIBERTON | EDINBURGH | EH16 6DH


warners
solicitors & estate agents



97 Claverhouse Drive

Liberton | Edinburgh | EH16 6DH

Warners are delighted to present to market this light and spacious lower villa with two bedrooms, and private gardens to the front and rear, offered to the market in good decorative order, conveniently positioned in the sought-after area of Liberton.

This impressive main door property offers spacious, comfortable and well-planned accommodation over one level with a main door ground floor entrance. It features a fantastic open outlook boasting views to Arthurs Seat, and benefits from gas central heating, double glazing and ample on street parking.

This property represents an ideal private home or buy to let investment, early viewing is highly recommended. The property comprises: -

- Main door lower villa boasting private front and rear gardens in the sought-after area of Liberton
- Entrance vestibule and hallway with excellent storage
- Spacious living room / dining room with ample room for both relaxing and dining furniture
- Well equipped galley style kitchen with two storage cupboards
- Two double bedrooms (one with integrated storage)
- Bathroom with white suite, shower over bath
- Gas central heating
- Double glazing
- Private gardens to the front & rear
- Ample on-street parking

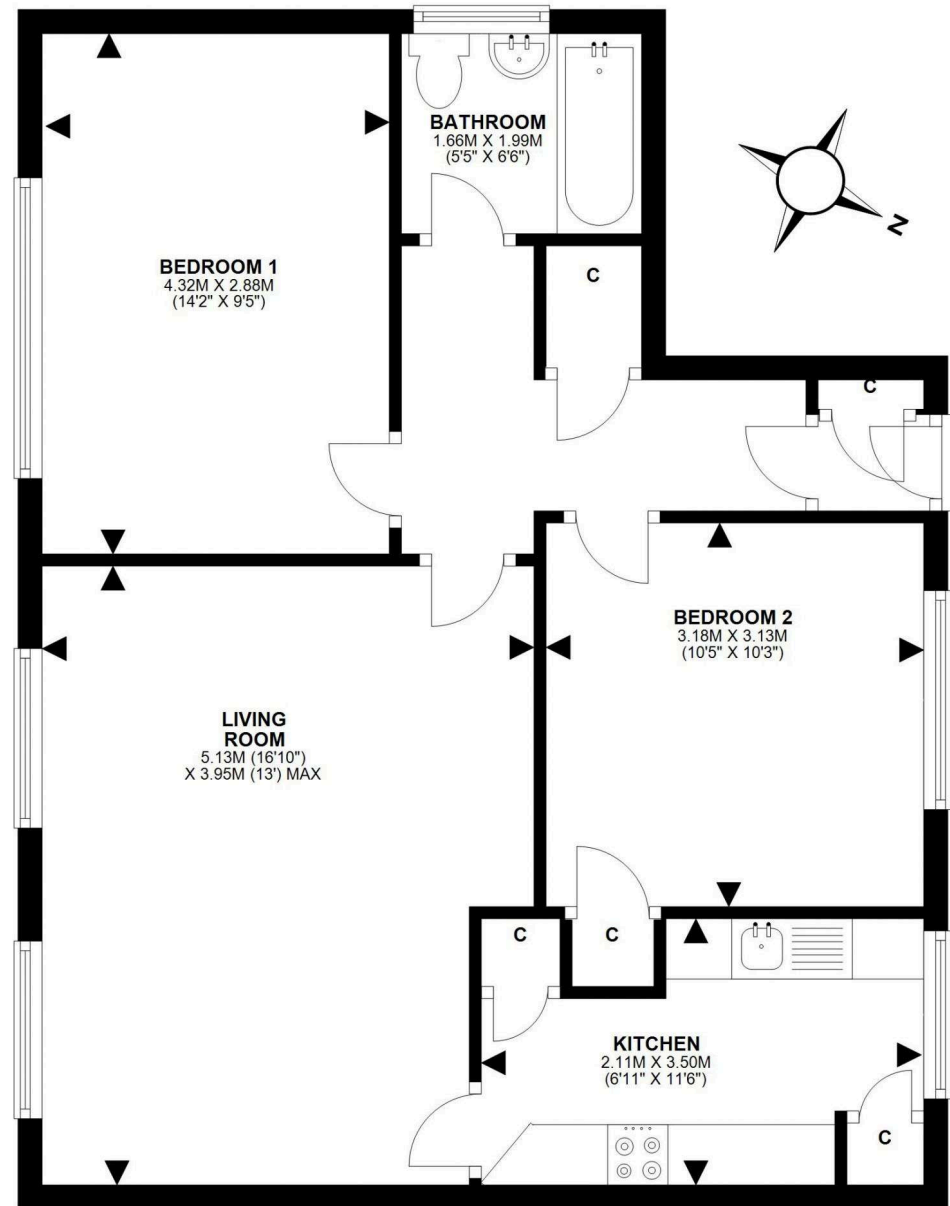
Included in the sale will be all curtains and blinds, fridge, freezer, washing machine, black leather armchair, shelves in the living room, and both bedframes. EPC Rating D.

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.