



8 Whiteadder Loan  
LIBERTON | EDINBURGH | EH16 6FR

  
warners  
solicitors & estate agents



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Warners are delighted to present to market this exquisite four bedroom detached villa located in a sought after development in Liberton. This charming property offers a luxurious and comfortable living experience, designed to meet the needs of modern family life.

Upon entering, you'll be greeted by a sense of spaciousness and elegance with Amtico flooring flowing seamlessly throughout the downstairs. The ground floor boasts a generously sized living room with a box window that floods the space with natural light and provides a warm and inviting atmosphere. Separate to the living room, you'll find a generously sized kitchen/dining room. This space is not only functional but also designed with style in mind. The kitchen area is equipped with high-quality appliances, floor lighting and ample storage, making it a joy for any home chef. French doors lead from the dining area to the rear garden, creating a seamless transition between indoor and outdoor living. For added convenience, the ground floor also features a separate utility room, accessible from both the kitchen and the rear garden. Additionally, a practical WC is conveniently located on this floor. Moving to the upper level, you'll discover four spacious double bedrooms, each offering comfort and privacy. The master bedroom is a true highlight, featuring an en suite shower room and integrated storage. This private oasis provides a serene escape for the homeowners, complete with modern fixtures and finishes. The remaining three double bedrooms on the upper level share a well-appointed family bathroom which features both a separate bath and shower. Externally, the property is equally impressive, a generously sized driveway leads to an integral garage offering additional parking and storage options. The front and back gardens are thoughtfully landscaped, a patio area in the fully enclosed rear garden is perfect for al fresco dining or simply enjoying the outdoors. Early viewing is recommended! In brief the property comprises:

- Welcoming hallway & handy downstairs WC
- Light and spacious living room
- Contemporary stylish kitchen/dining room with adjoining utility room
- Main bedroom with featuring an en-suite and integrated storage
- Further three double bedrooms
- Modern family bathroom featuring stylish four piece suite.
- Gas central heating and double glazing
- Single integral garage and generously sized private driveway
- Private front & rear gardens

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Integrated appliances will be included in the sale of the property. EPC: B Trinity Factors approximately £175.

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



