



265 Guardwell Crescent
LIBERTON | EDINBURGH | EH17 7SL


warners
solicitors & estate agents



265 Guardwell Crescent

LIBERTON | EDINBURGH | EH17 7SL

Well presented four-bedroom detached house with front driveway, garage and gardens, situated within a modern development in the sought after Liberton area in the South of Edinburgh, offering spacious and contemporary living. Downstairs the home boasts a welcoming entrance hall and downstairs wc, across from this is the living room with a gas fire and fireplace giving an attractive focal point to the room. The living room leads through to the dining room which has patio doors into the rear garden. Also downstairs is the fully fitted kitchen and utility room. The kitchen currently has a dishwasher, fridge/freezer, gas, hob, oven and fan and the utility room currently has a washing machine, dryer, homes the boiler and also has access out to the garden.

Upstairs, the property features four well-proportioned bedrooms, all with built in wardrobes and the master bedroom with an en-suite shower room. A family bathroom completes the accommodation with shower over the bath. The property also benefits from a partially floored attic and externally, the property features a driveway, a single garage and front and rear gardens made up of a shed, patio, lawn and flower beds. This property is sure to make a great family home and early viewing is highly recommended.

- Welcoming Entrance hall and downstairs wc
- Large living room leading to a dining room with patio doors
- Fitted kitchen
- Four well proportioned bedrooms on the upper level one with ensuite
- Family bathroom with shower over bath
- Front and back gardens
- Single garage and driveway
- Gas central heating and double glazing

All light fixtures, window dressings and while goods will be included in the sale. EPC Rating C.

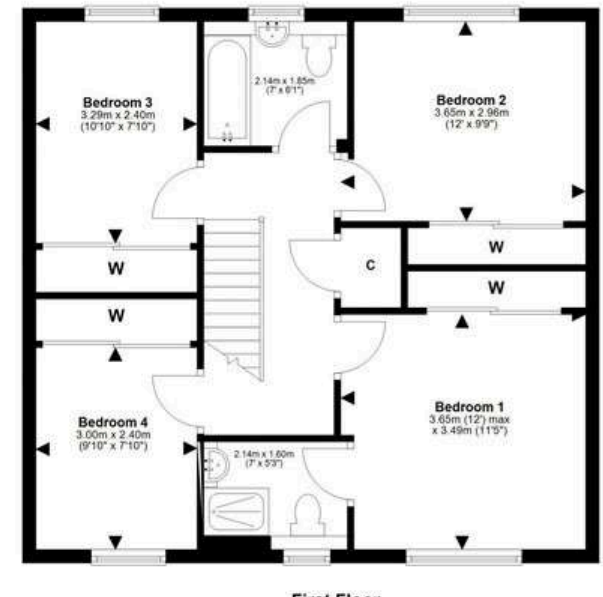
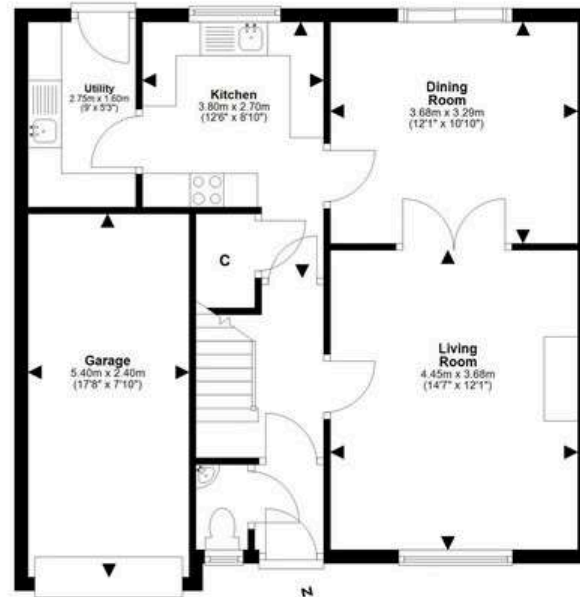
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Residents association fee for upkeep and shared areas on the estate at approx. £70 per year.

Liberton is a 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. 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.





Ground Floor

First Floor

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.