



18 Talla Street  
LIBERTON | EDINBURGH | EH16 6FL

  
**warners**  
solicitors & estate agents





## 18 Talla Street, Liberton

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Warners proudly presents this spacious five-bedroom detached family home, nestled in a sought-after CALA Homes development in Liberton. Perfect for growing families, this property offers a quiet location with excellent city centre transport links.

Upon entering, a practical vestibule with built-in storage leads to a hall featuring neutral d cor, wood-styled flooring, and a convenient WC. The front-facing living room enjoys a bright southwest aspect and ample space for various seating arrangements, complemented by soft carpeting for added comfort. A second versatile family room provides options as a playroom, dining area, or additional lounge, complete with wood-styled flooring and extra storage. The open-plan kitchen and dining room at the rear is ideal for entertaining, with French doors leading to a large garden – perfect for alfresco dining. The contemporary kitchen boasts gloss-cream cabinets, spacious worktops, and a utility room with external access and built-in storage. Upstairs, the airy landing leads to four double bedrooms and one single, all neutrally decorated with built-in wardrobes in the doubles. The principal and second-largest bedrooms feature en-suite shower rooms, while the single room is perfect for a home office. A floored attic adds extra storage. The family bathroom includes a bath with shower attachment, a separate shower enclosure, a WC-suite, and a wall-mounted vanity unit. Outside, the expansive rear garden offers a lawn, decked terrace, paved seating area, and a storage shed. A double driveway provides excellent private parking.

- Sought-after location with excellent city links.
- Spacious 5-bedroom layout with 2 en-suites.
- Modern open-plan kitchen with garden access.
- Large rear garden with lawn, decking, and shed.
- Ample storage including built-in wardrobes and attic.
- Double driveway for private parking. and EV Charger

**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 bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

EPC Rating B I Council Tax Band G

Factor: Trinity Factors approx. £218 per annum which covers upkeep of the communal areas.

Extras: The curtains, smart blinds, washing machine (in family room cupboard.

The TV & wall mounted bracket, washing machine & heat pup dryer in the utilityroom may be available by separate negotiation





