



27 Captains Drive  
LIBERTON | EDINBURGH | EH16 6QN

  
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This beautifully presented semi-detached home in Liberton is in immaculate walk-in condition, having been fully refurbished to the highest standards. Boasting fresh, neutral d cor throughout, the property offers a modern, stylish living space. Highlights include a stunning, high-spec kitchen and bathroom, both designed with exceptional attention to detail.

Outside, you'll find generous private parking and a fully-enclosed rear garden, featuring a well-maintained lawn, a dining deck, and a sunny southeast-facing aspect—perfect for outdoor enjoyment. The home's versatile layout allows for three or two bedrooms, as well as the option to configure one or two reception rooms to suit your needs.

Additional features include all fitted floor coverings, light fixtures, and a range of integrated appliances; ceramic hob, statement extractor, oven, wine fridge, fridge, freezer, and washing machine.

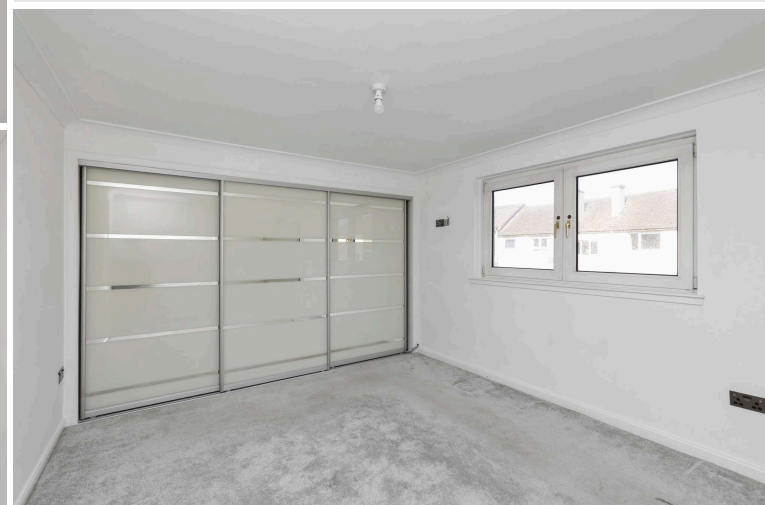
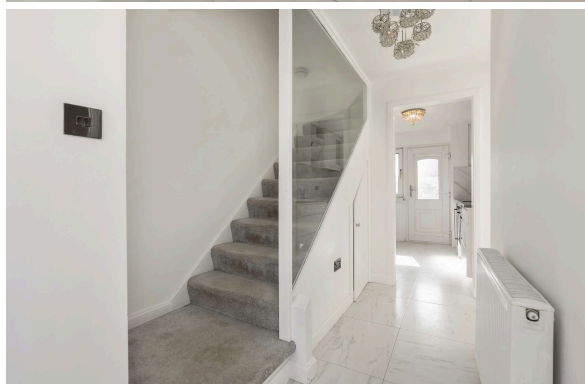
- Fully refurbished with neutral d cor.
- High-spec kitchen and bathroom.
- Private parking and enclosed garden with deck.
- Flexible 3/2-bedroom or 1/2-reception layout.
- New integrated appliances included.
- Move-in ready with all fittings.
- EPC C and Council Tax B

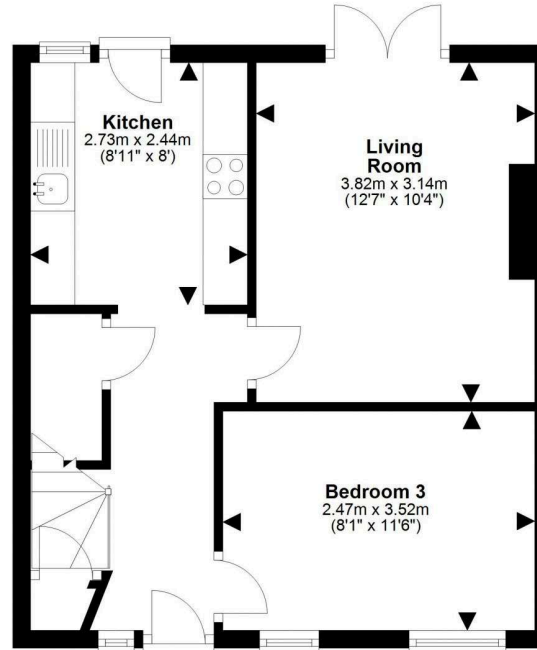
Everything in property included in the sale

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

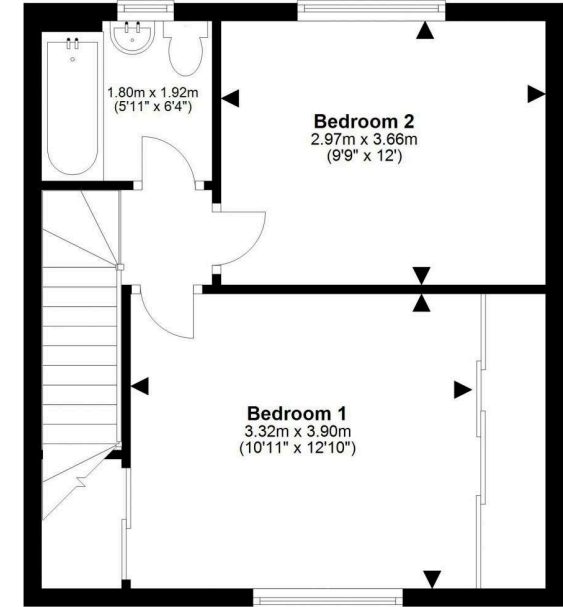


Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with 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.





**Ground Floor**



**First Floor**



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.