



3 Park Gardens
LIBERTON | EDINBURGH | EH16 6JF


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solicitors & estate agents



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Set in a quiet cul-de-sac, moments from excellent amenities, quick transport links, vast open green spaces and conveniently close to the Royal Infirmary and King's Buildings is this spacious semi-detached house. Boasting ornate period features, front and rear gardens, a driveway and garage, this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboards, a bright bay windowed lounge with feature fireplace and patio doors out to the rear garden, a bay windowed dining room with further fireplace, and downstairs is completed by a fitted kitchen which flows through to the garden room. Following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms and the villa is completed by a bathroom with shower over bath. Externally the fully enclosed and secluded rear garden is full of colour with mature shrubs and plants, a section laid to lawn and a paved area ideal for al fresco dining.

- Semi-detached villa in quiet cul-de-sac
- Front and rear gardens, driveway and garage
- Welcoming hallway with storage
- Bright bay windowed lounge
- Stylish dining room with feature fireplace
- Kitchen with garden room off
- Three ample bedrooms and a bathroom

EPC E, Council tax F. There is no factor associated with this property.

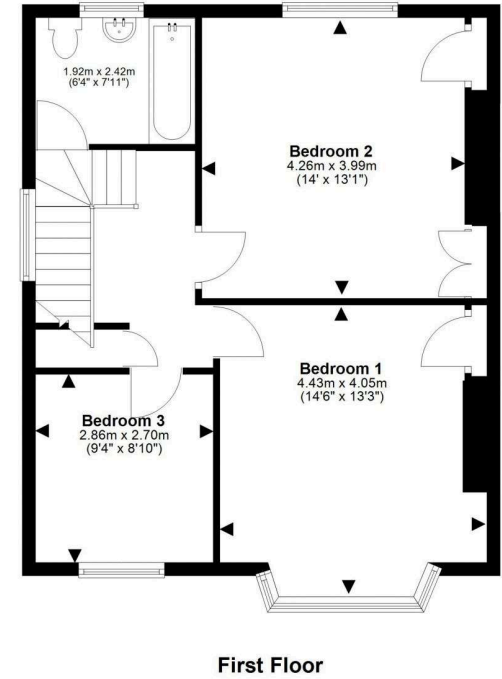
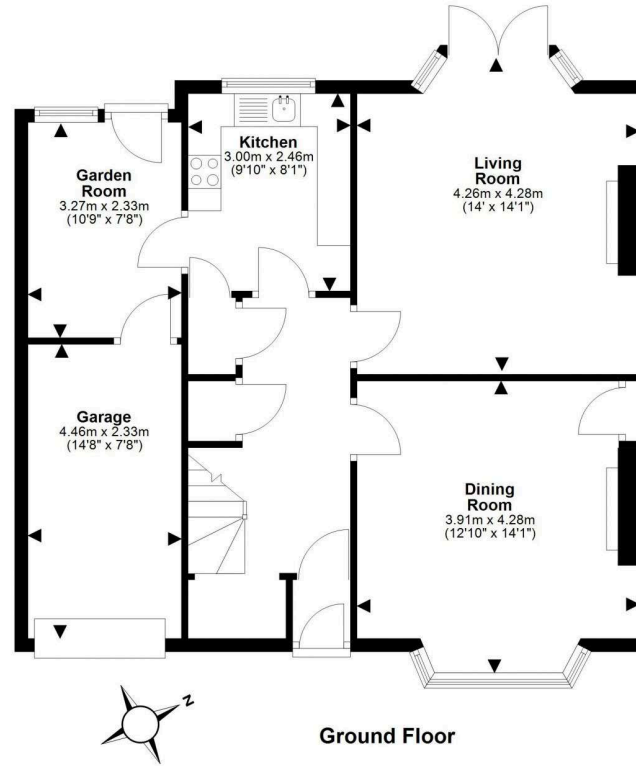
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Liberton is a sought-after suburb to the south, approximately four miles from Edinburgh City Centre. There is an excellent 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 Sainsburys 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 an King's Buildings. 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 the main motorway networks

Extras included in this sale are light fittings, curtains, blinds , hob, oven ,washing machine, dishwasher, fridge freezer, carpets and 2 pine wardrobes . Tumble dryer, and fridge freezer in garage are also included.





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.