



76 Kingston Avenue
LIBERTON | EDINBURGH | EH16 5SW


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Simply stunning four-bedroom semi-detached home boasting well-maintained front, side and rear garden grounds, situated in the popular residential area of Liberton in Edinburgh.

This beautiful family home has been tastefully decorated throughout and offers well-planned and flexible accommodation over two levels. The living room is of an excellent size and leads naturally through to the dining room from which French doors provide access to the large private rear garden, a great space for enjoying the best of the summer weather. The kitchen offers plenty of integral cupboard storage, and off this lies a handy utility room. A large sitting room and WC complete the accommodation on this level.

Upstairs, the principal bedroom boasts a stylish ensuite shower room and integral cupboard storage. The three further bedrooms are all well-sized doubles, with each room similarly benefiting from built-in cupboard storage. Each room has the potential to be employed as an ideal home office, study or gym, giving the property a great degree of flexibility. A contemporary family bathroom completes the internal accommodation.

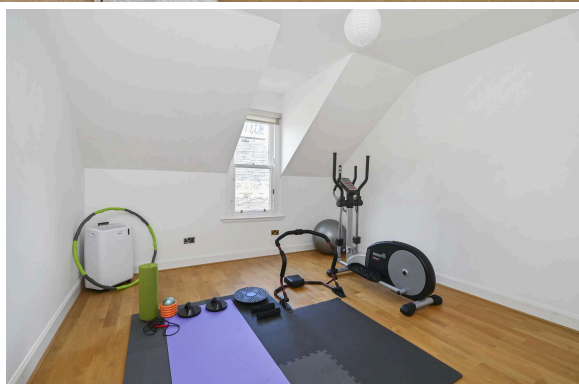
- Four-bedroom, bright and spacious family home
- Front and rear garden
- Spacious living room
- Dining room
- Sitting room
- Kitchen
- Utility room
- WC
- Principal bedroom with ensuite
- Three further double bedrooms
- Family bathroom
- Electric wet heating
- Double glazing
- Residents car park

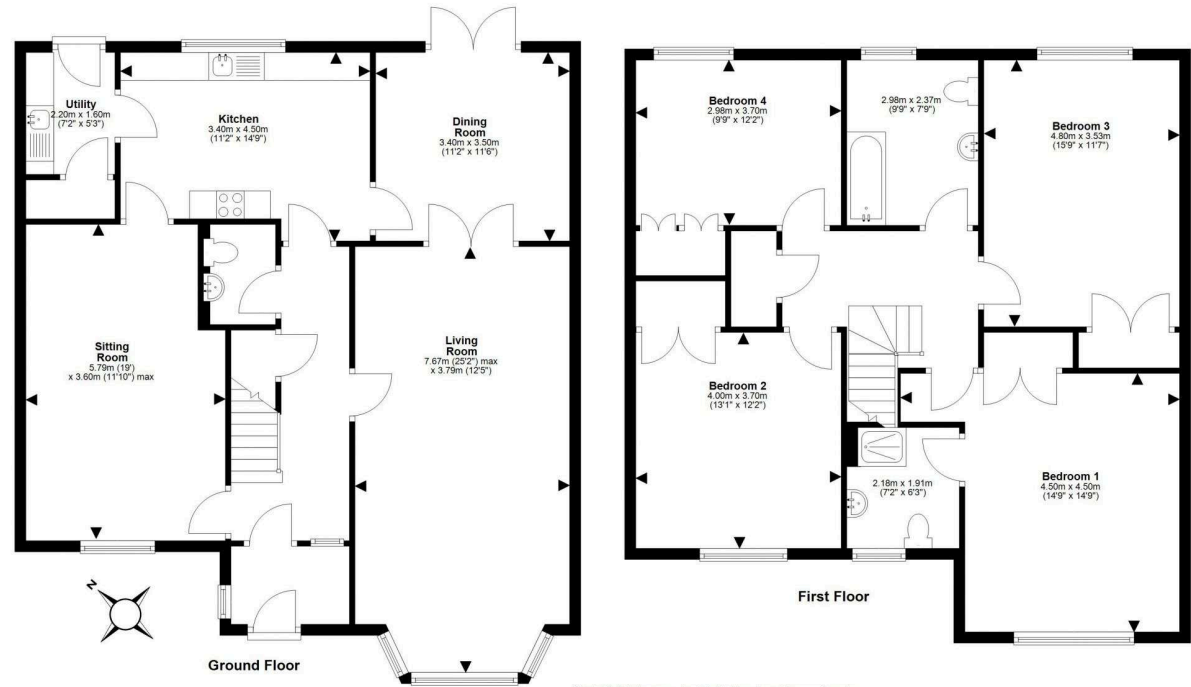
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, oven, washing machine, fridge, freezer, dishwasher, floor coverings, curtains and blinds all included in sale. Factoring charges administered by Speirs Gumley are approximately £280 per quarter. These predominately cover common landscaping/gardening services for the Kingston House development which all residents have access to. EPC Rating E.

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.





22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

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