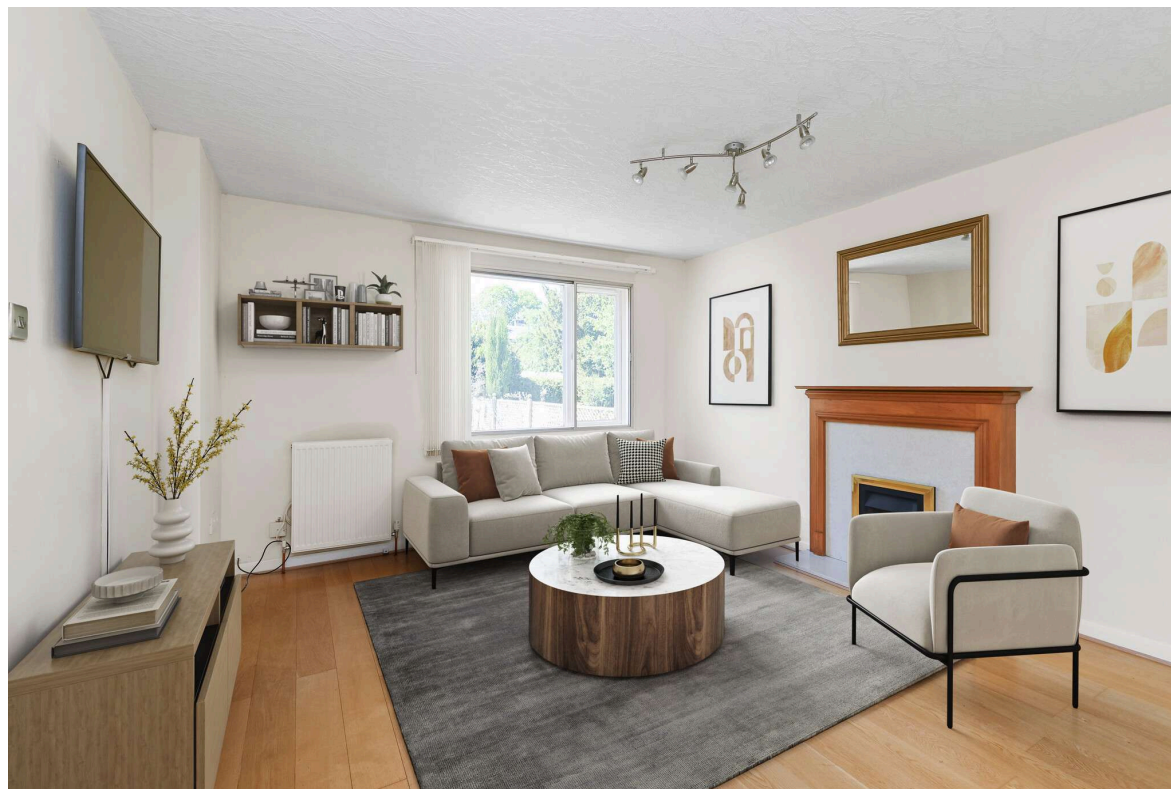




21 Springwood Park  
LIBERTON | EDINBURGH | EH16 6JL

  
**warners**  
solicitors & estate agents





## 21 Springwood Park, Liberton

LIBERTON | EDINBURGH | EH16 6JL

Superbly tucked away in a peaceful cul-de-sac is this beautifully presented three bed semi detached villa boasting light and spacious accommodation nicely finished off with stylish modern fittings, a fully enclosed garden and garage.

This is a superb family home in a child friendly location, whilst being within easy reach of local amenities, schools and transport links. Plenty of natural light flows into the public room which has a front facing window and French doors to the rear. A mantelpiece with living flame gas fire and natural wood flooring are great features within this room. White gloss units create clean modern lines with the kitchen, where you'll find excellent storage including a tall pull out unit and a larder. Upstairs are two double sized bedrooms, a single bedroom and shower-room, fully tiled in a neutral tone and plumbed with electric shower. The storage facilities within the property are excellent, with all three bedrooms benefiting from built-in space, and there are cupboards off the hall and upper landing. To the rear lies a fully enclosed garden with lawn which is safe for young children or pets. The private front garden is flanked by a driveway leading to the garage with remote controlled door.

- Dual aspect living/dining room with feature fireplace and French doors
- Attractive white gloss fitted kitchen
- Three bedrooms, each with built-in storage
- Fully tiled shower-room
- Entrance vestibule and hallway
- Gas central heating
- Double glazed windows with additional secondary glazing
- Private gardens front and rear
- Garage and drive

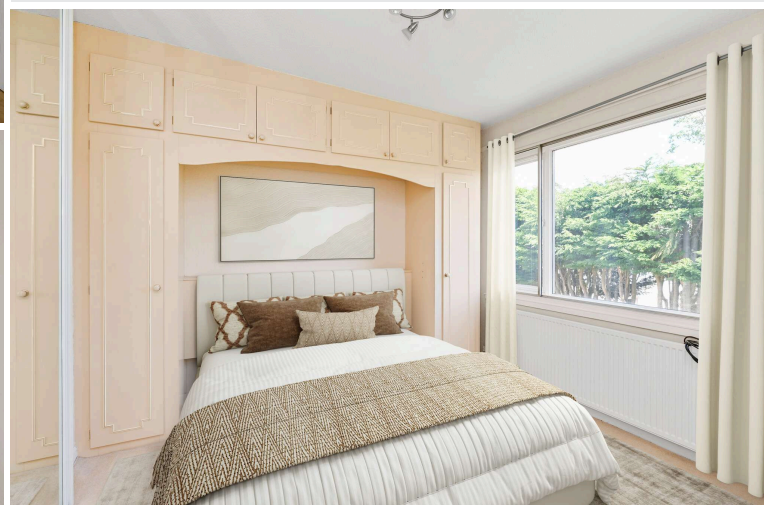
Included in the sale will be the Rangemaster cooker, fridge/freezer, washing machine and dishwasher in the kitchen, freezer in the garage, wall mounted TVs in the lounge and main bedroom. Energy Rating D. Council Tax Band E.

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

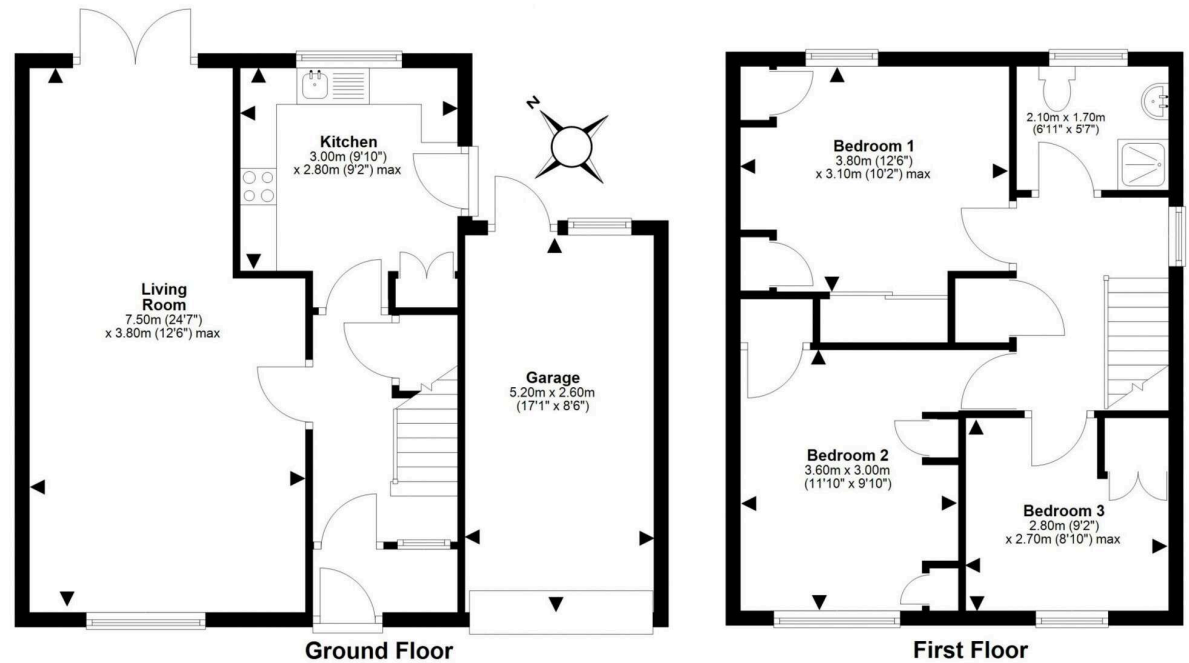


Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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.







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.