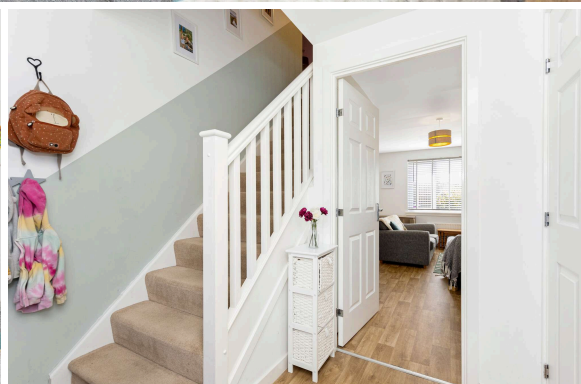




7 Bullfinch Row  
LIBERTON | EDINBURGH | EH17 8XE

  
**warner's**  
solicitors & estate agents



## 7 Bullfinch Row

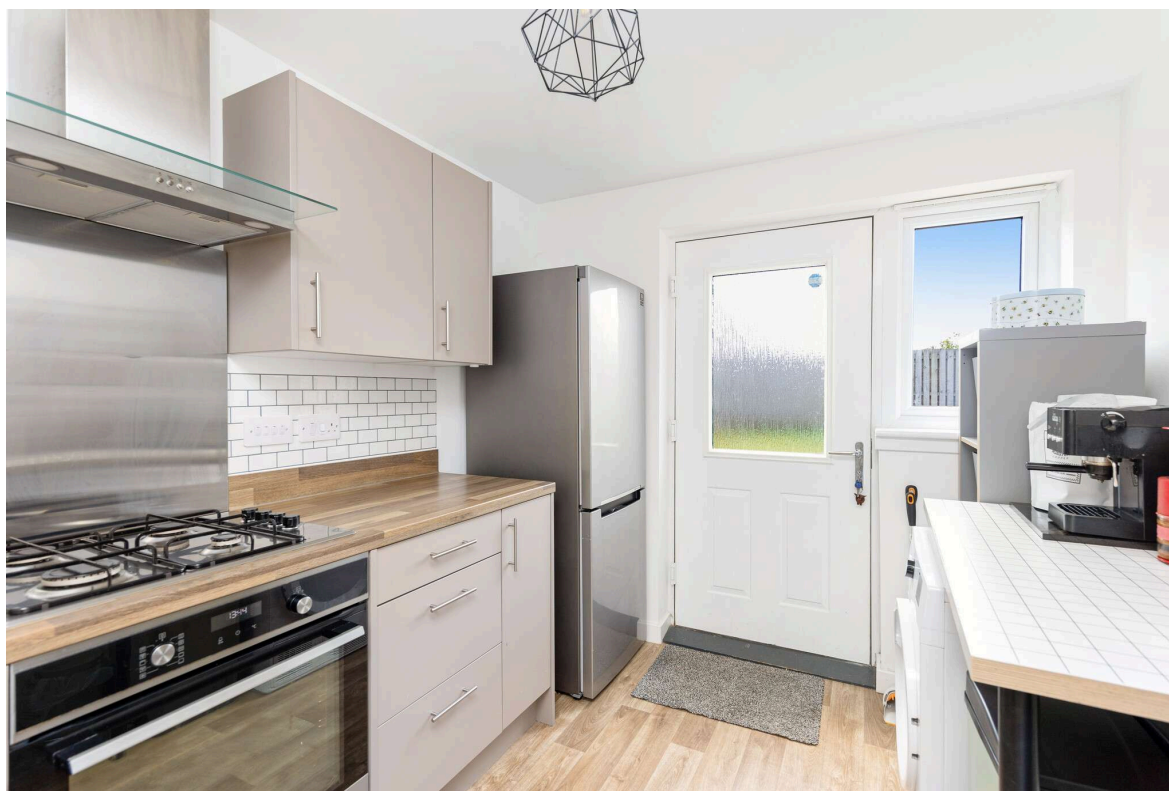
LIBERTON | EDINBURGH | EH17 8XE

Warners are delighted to present this superb three-bedroom semi-detached villa, offering an ideal opportunity for first-time buyers or young families seeking a stylish and spacious home in a popular modern development to the south of Edinburgh. Perfectly positioned for easy access to excellent transport links and the wide range of amenities at Straiton Retail Park, this beautifully presented property combines contemporary comfort with practical family living. The home is in true move-in condition, boasting a sleek, modern interior tastefully finished with high-quality fittings throughout. The ground floor features a welcoming entrance hallway, a spacious living room with a bright rear aspect overlooking the garden, and a stylish kitchen fitted with an excellent range of contemporary units and integrated appliances. A convenient WC completes the ground floor accommodation. Upstairs, there are three generously sized double bedrooms, two of which benefit from fitted mirrored wardrobes, while the principal bedroom enjoys the added luxury of a modern en-suite shower room. A well-appointed modern family bathroom with stylish three piece suite, shower over bath serves the remaining bedrooms. Excellent storage is available throughout, including access to a useful loft space. The fully enclosed rear garden provides a safe, child-friendly environment with a generous lawn and patio area, perfect for both play and relaxation. To the front, a private driveway offers parking for two vehicles and leads to the integral single garage, offering additional storage or potential for workshop use.

### Key Highlights:

- Stylish three-bedroom semi-detached villa
- Sought-after modern development with excellent transport links
- Spacious living room with garden outlook and storage cupboard
- Well-equipped contemporary kitchen with integrated appliances and direct access to rear garden
- Principal bedroom with fitted wardrobe and en-suite shower room
- Two further double bedrooms (one with fitted wardrobe)
- Family bathroom and downstairs WC
- Gas central heating and double glazing

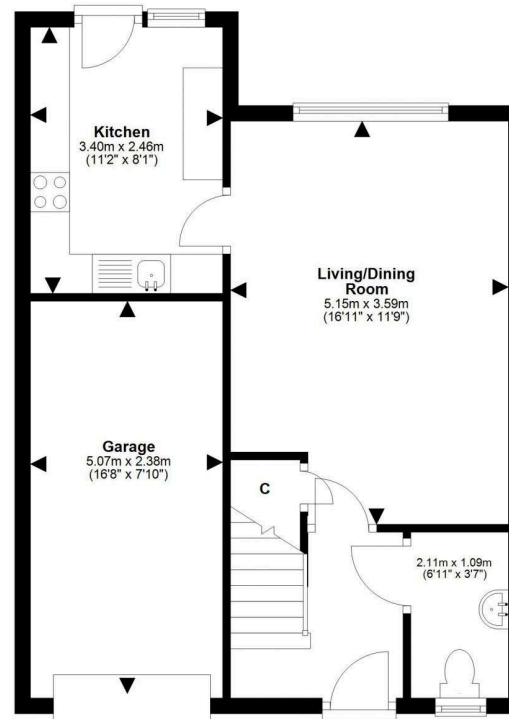
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



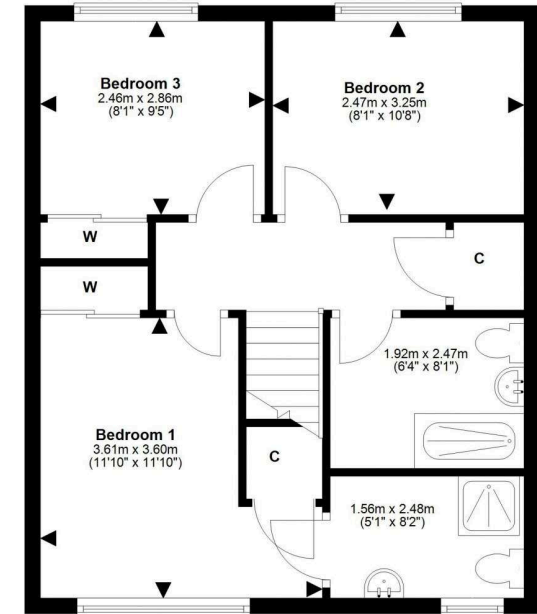
Integrated oven, hob & extractor as well as dishwasher will be included in the sale of the property. Other items are available with separate negotiation. EPC: B CT: E Factoring: Approx. £35 P/Q to Hacking & Paterson.

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.