



26 Liberton Place  
LIBERTON | EDINBURGH | EH16 6NA





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Nestled in a quiet, modern, manicured estate moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented semi-detached house. Boasting a driveway, front and rear gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two ample storage cupboard, a bright lounge with wide picture window, a dining room with patio doors to the garden, a contemporary kitchen with attractive units and following up a carpeted staircase the upper level enjoys a master bedroom with double built-in mirrored wardrobe and an elegant en-suite shower room, two further well-proportioned double bedrooms both with built-in wardrobes and the home is completed by an exquisite main bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

- Semi-detached house with quiet, modern estate
- Driveway and garden grounds
- welcoming hallway
- Bright lounge
- Contemporary kitchen and dining room
- three spacious double bedrooms
- Two bathrooms

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



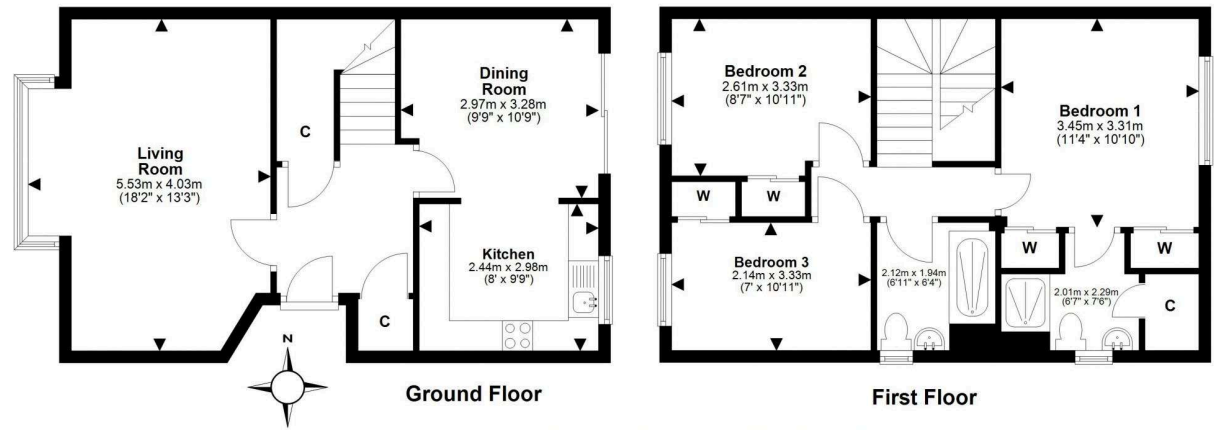
The subjects are located in the popular Liberton area of Edinburgh, which lies some 4 miles south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park also within easy reach. Schooling is well represented from nursery to senior level. The property is also ideally positioned for the Royal Infirmary and the Scottish Parliament. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also close by.

Energy rating C, Council tax band F. There is no factor associated with this property.

Extras included in this sale are all blinds, curtains, cooker, dishwasher and washing machine.







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.