





## 45 Liberton Drive, Edinburgh, EH16 6NL

### Description

Substantial, attractive four-bedroom semi-detached house, offering generous family accommodation over three floors in the highly sought-after area of Liberton. It boasts splendid period features with a well-designed extension to create a large open plan living space. It also has a large multi car monoblocked driveway and a mature landscaped rear garden, perfect for entertaining guests. It is double glazed and also has gas central heating.

The accommodation comprises:

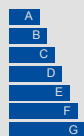
- The property is entered by the vestibule with stained glass door into welcoming entrance hallway with original staircase with storage
- Bay windowed sitting room with gas fire, cornicing and picture rail
- Formal dining room with feature fireplace, cornicing and decorative press opening into the living room with sliding patio doors
- The well appointed kitchen is fitted with an extensive range of wall and base mounted units including an Island unit, granite worktops and appliances including gas hob with extractor hood, electric double oven and dishwasher
- Separate utility room with further storage units, wash basin, plumbed for a washing machine and with space for a tumble dryer; access to the garage
- Study / home office with shelving
- Modern fully tiled downstairs shower room with WC, wash basin and large shower enclosure with electric shower



### VIEWING DETAILS

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

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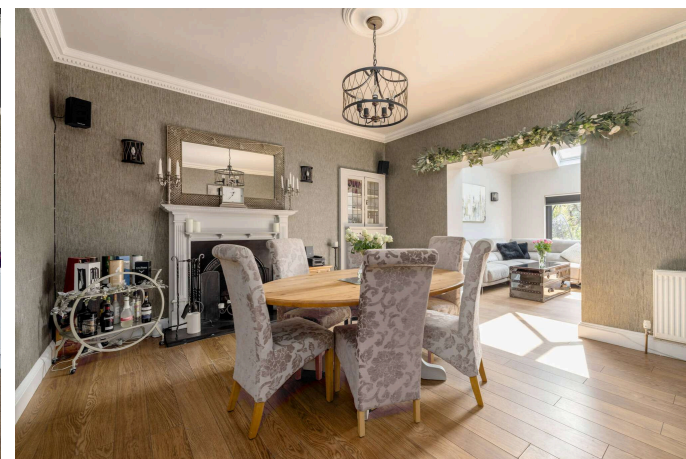


EPC RATING  
D



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- Large front facing bay windowed bedroom with picture rail and cornicing
- Two further good sized double bedrooms on the first floor
- Luxurious family bathroom with four-piece suite including bath, wash basin, WC and separate shower enclosure
- Further double bedroom on the second floor with en-suite shower room

The rear garden is generally south facing is beautifully landscaped with paved patio area, lawn and well tended borders with mature shrubs and plants. The pergola, shed and BBQ are included in the sale. The front garden has been monoblocked to create a multi-car driveway. There is also a single garage providing additional storage.

#### Location

The property is located in the Alnwickhill area of Liberton, on the East side of the Braid Hills and near to Mortonhall. It is a lovely semi-rural setting but still within South Edinburgh. There is a good selection of shops available locally at Liberton Brae, Morrison's off Gilmerton Road and further shopping at Cameron Toll shopping Centre including a Sainsbury's. It is also conveniently placed for Straiton retail park. The property is in the catchment area for Liberton Primary School, St Catherine's RC primary school, Liberton High school and Holyrood RC High School.

#### Extras

The fixed floor coverings, blinds, curtains and integrated kitchen appliances are included in the sale. The freestanding appliances are excluded from the sale and some of the light fittings will be replaced with pendants.

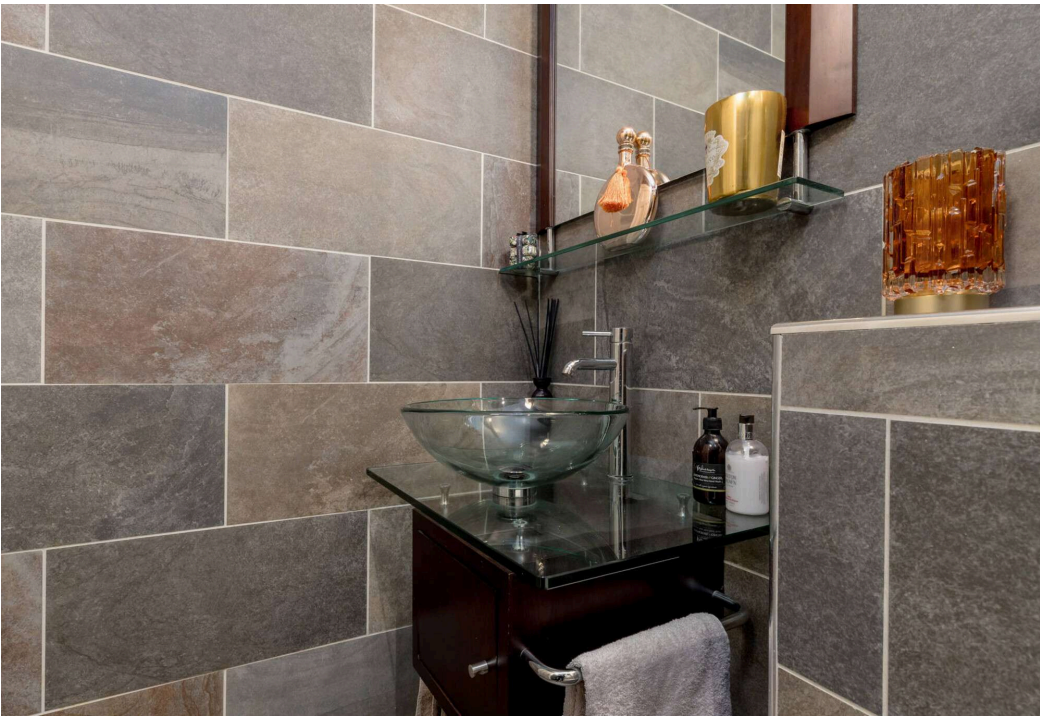
Council Tax Band - G



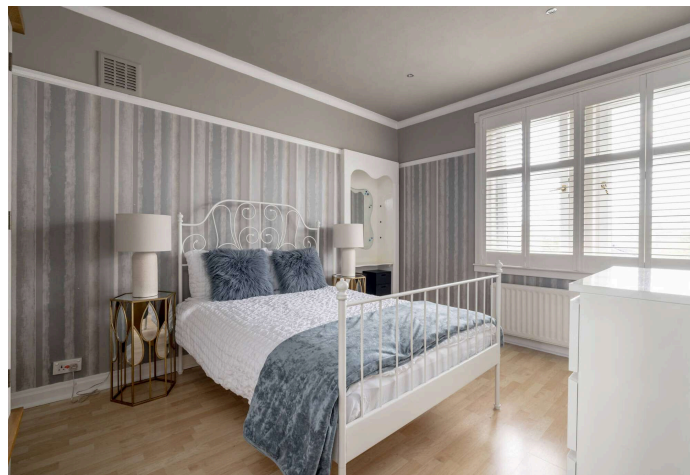
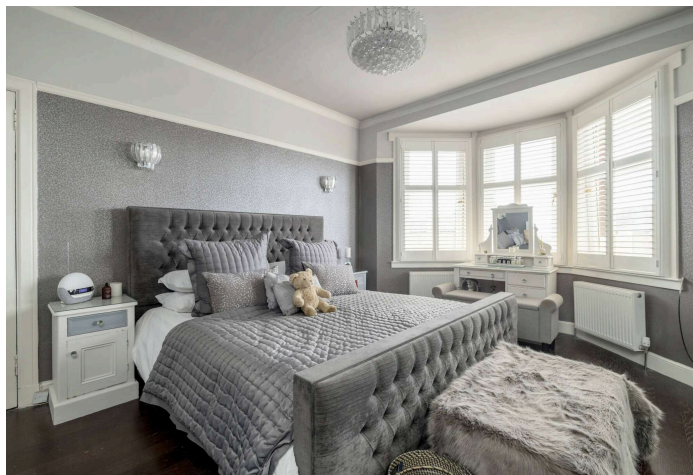














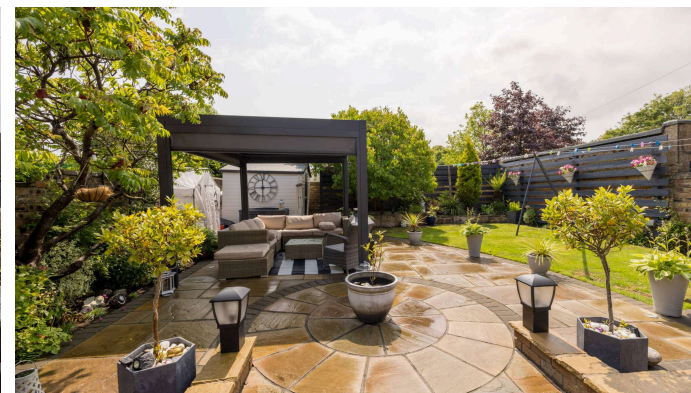
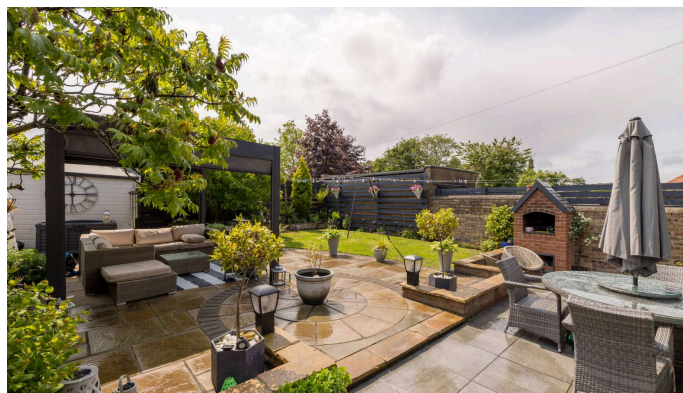
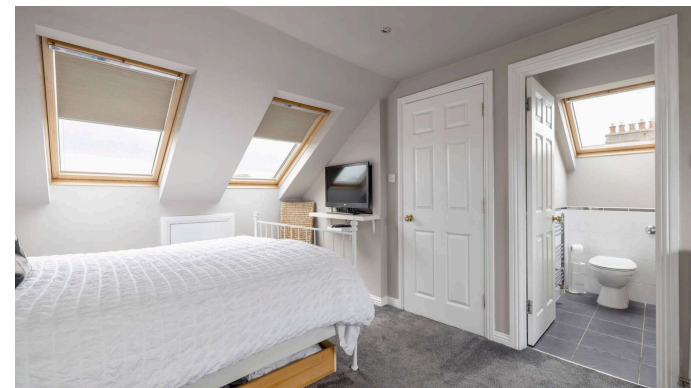
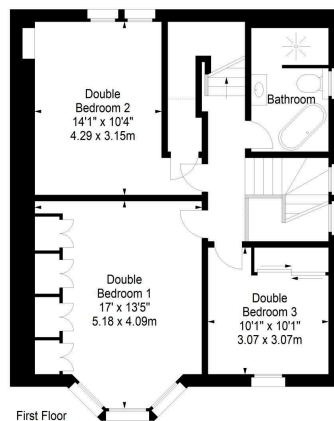
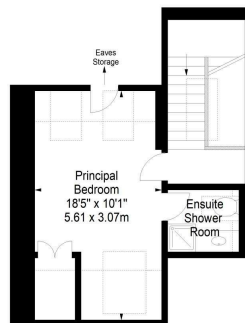
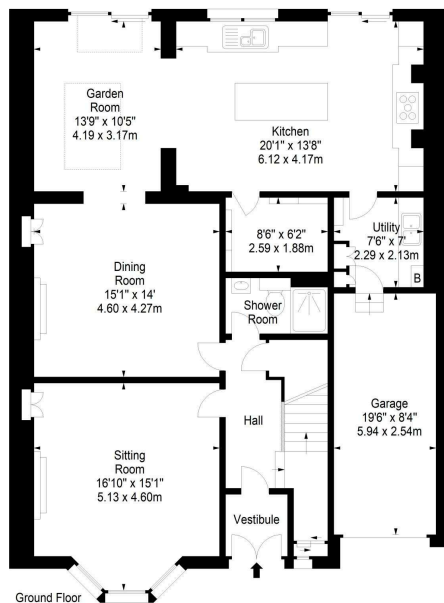




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Approx. Gross Internal Area  
2403 Sq Ft - 223.24 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Offers can be submitted in writing, fax or email:

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