

COULTERS<sup>©</sup>

# 17 LIBERTON DRIVE

LIBERTON, EDINBURGH, EH16 6NL

 5 BED  3 BATH  4 PUBLIC





## TAKE A LOOK INSIDE

17 Liberton Drive is a substantial five-bedroom semi-detached house, offering generous accommodation over two floors in the highly sought-after area of Liberton. Blending elegant period features with modern family living, this wonderful home also boasts a large private garden backing onto a park, providing a peaceful and private setting with no overlooking properties. A private driveway and garage further enhance the home's appeal.

The property is entered via a welcoming vestibule leading into a spacious central hallway. The sunny sitting room is an inviting space, featuring patio doors and a striking fireplace with a tiled surround and gas fire. Next-door, the formal dining room retains its original flooring and has a lovely gas stove which offers a warm and traditional setting for entertaining,

## KEY FEATURES



Substantial semi-detached family home.



Beautiful south facing private garden.



Situated in the popular residential area of Liberton.



EPC Rating - D



Flexible layout with five double bedrooms.



Double length garage and private driveway.

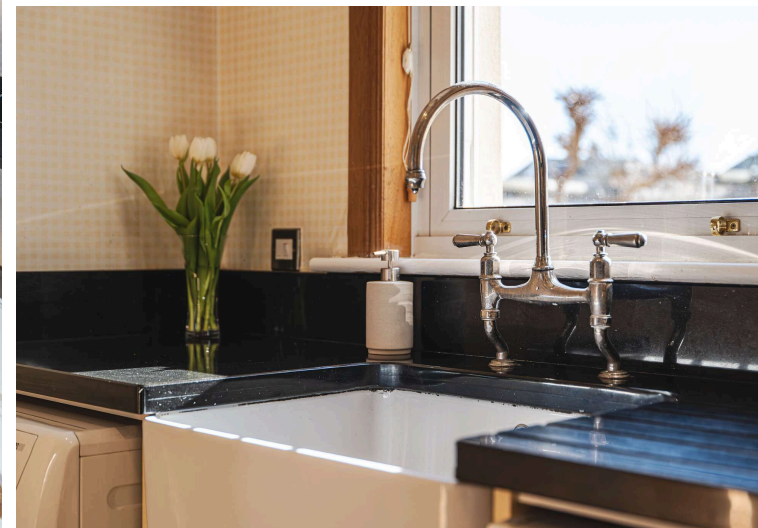


Excellent local amenities nearby.



Council Tax Band - G





The country-style kitchen is fitted with shaker-style cabinetry, ample worktop space, and a Britannia range cooker. A door provides direct access to the rear garden, making it a practical and inviting space for family living. Completing the ground floor is flexible study and a shower room, offering added convenience.

Ascending the staircase, the upper level hosts five well-proportioned bedrooms. The principal bedroom, set to the rear, benefits from built-in wardrobes and an en suite shower room, with views over the garden and parkland beyond.







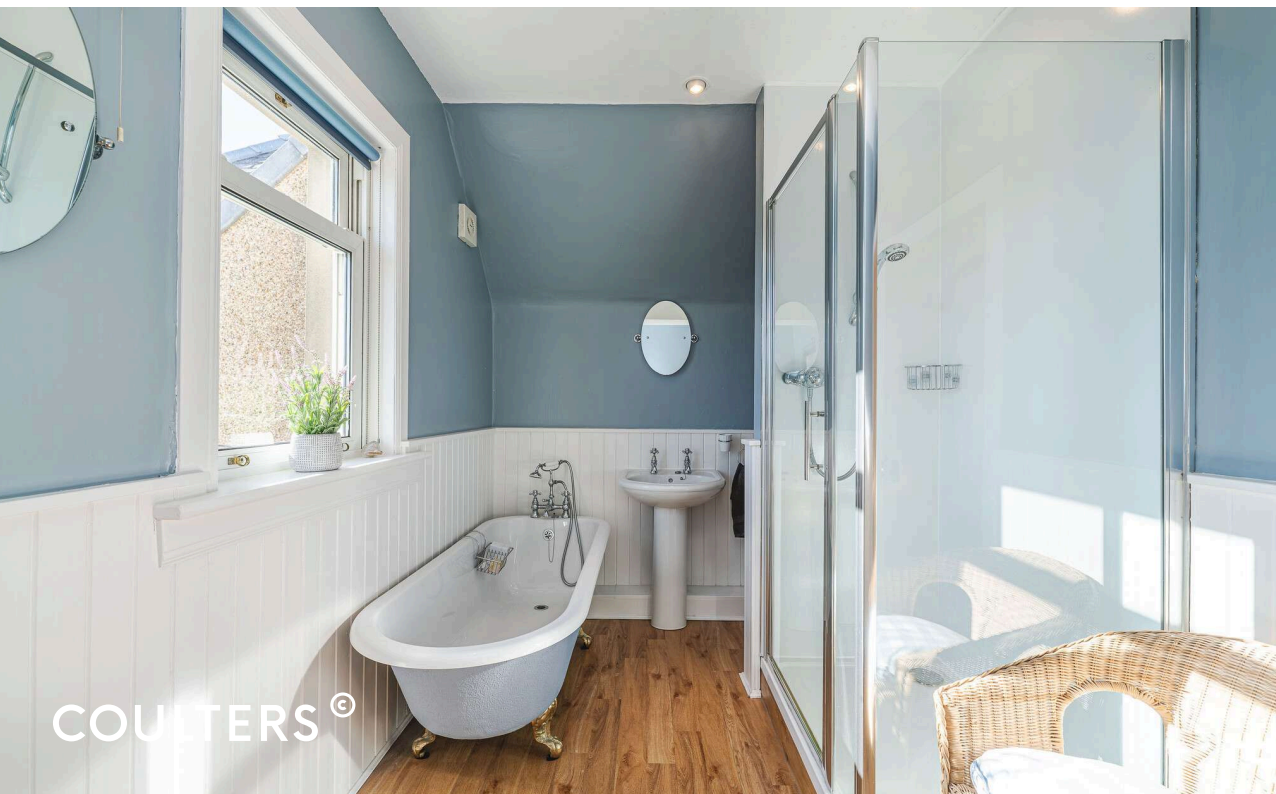
## MORE INFORMATION

The remaining four bedrooms are generous doubles ideal for large families, guest accommodation or additional home office spaces. An attractive family bathroom serves this level, featuring a traditional roll-top bath, separate shower, WC, and washbasin. There are two separate loft spaces, both of which are floored and offer fantastic additional storage.

The property is fitted with double glazing and gas central heating operated by Hive.

One of the standout features of this home is its large, enclosed rear garden, which backs directly onto a peaceful park, ensuring privacy and uninterrupted green views. The garden is mainly laid to lawn, with mature planting and a patio area, making it a perfect retreat for relaxation and outdoor entertaining. The front garden is also beautifully kept and features a lawn and three cherry blossom trees.

A private driveway provides off-street parking for multiple vehicles and leads to a superb double length garage, currently used as a heated workshop space and featuring a utility area.











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## THE LOCAL AREA

Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Liberton Public Park, Blackford Hill and Hermitage of Braid. Liberton Bowling Club is little over a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. There is a nearby Post Office and a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside.

Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away. It is ideally located for the Royal Infirmary which is less than a five minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away.

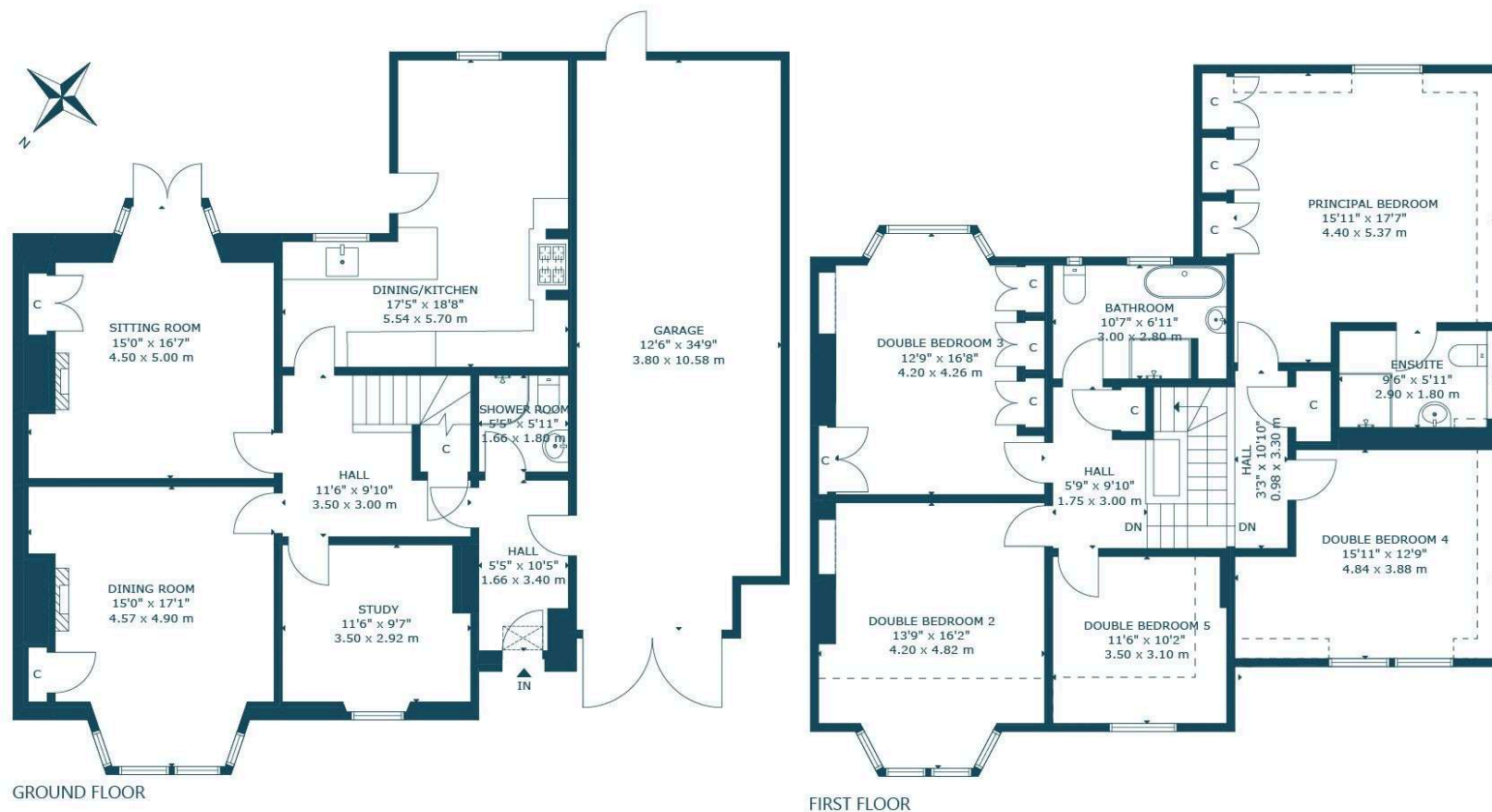
The property falls within the catchment area for Liberton Primary School and Liberton High School, both of which are well-regarded. For families seeking private education, George Watson's College, George Heriot's School, and other schools are all within easy reach, offering exceptional independent schooling options.

## EXTRAS

All curtains, blinds, light fittings, fitted flooring, and white goods are included in the sale price. Other items may be available subject to separate negotiation.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 2,376 SQ FT / 221 SQ M GARAGE 423 SQ FT / 39 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.