

COULTERS®

# 8 ARKAIG GARDENS

LIBERTON, EDINBURGH, EH17 8WN

 4 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Located in a sought-after modern development, 8 Arkaig Gardens presents an exceptional opportunity to acquire a modern detached family home close to excellent amenities and just a short drive or bus journey from Edinburgh's city centre. This property boasts four generously sized double bedrooms, including a principle suite with an en-suite bathroom.

## KEY FEATURES



Modern detached home.



Four double bedrooms, one with an en-suite.



Fully enclosed private rear garden.



Private garage and driveway.



Straiton Retail Park and Park & Ride close by.



Solar Panels.



EPC Rating - B



Council Tax Band - G







The heart of the home is its expansive open-plan kitchen and dining area with a range of wall and base mounted cabinets and integrated appliances. The ground floor also hosts the comfortable and bright sitting room with double patio doors leading to the fully enclosed private garden, creating an ideal space for both everyday living and entertaining.

The property further benefits from gas central heating, double glazing throughout, large attic space and a spacious utility room, WC and a garage and driveway offering convenient off-street parking. The inclusion of solar panels enhances the property's energy efficiency, aligning with contemporary sustainability standards.







## THE LOCAL AREA

Liberton, situated to the south of Edinburgh's City Centre, is close to the wonderful open spaces of Blackford Hill and The Hermitage of Braid. The Pentland Hills are also easily accessible for outdoor enthusiasts.

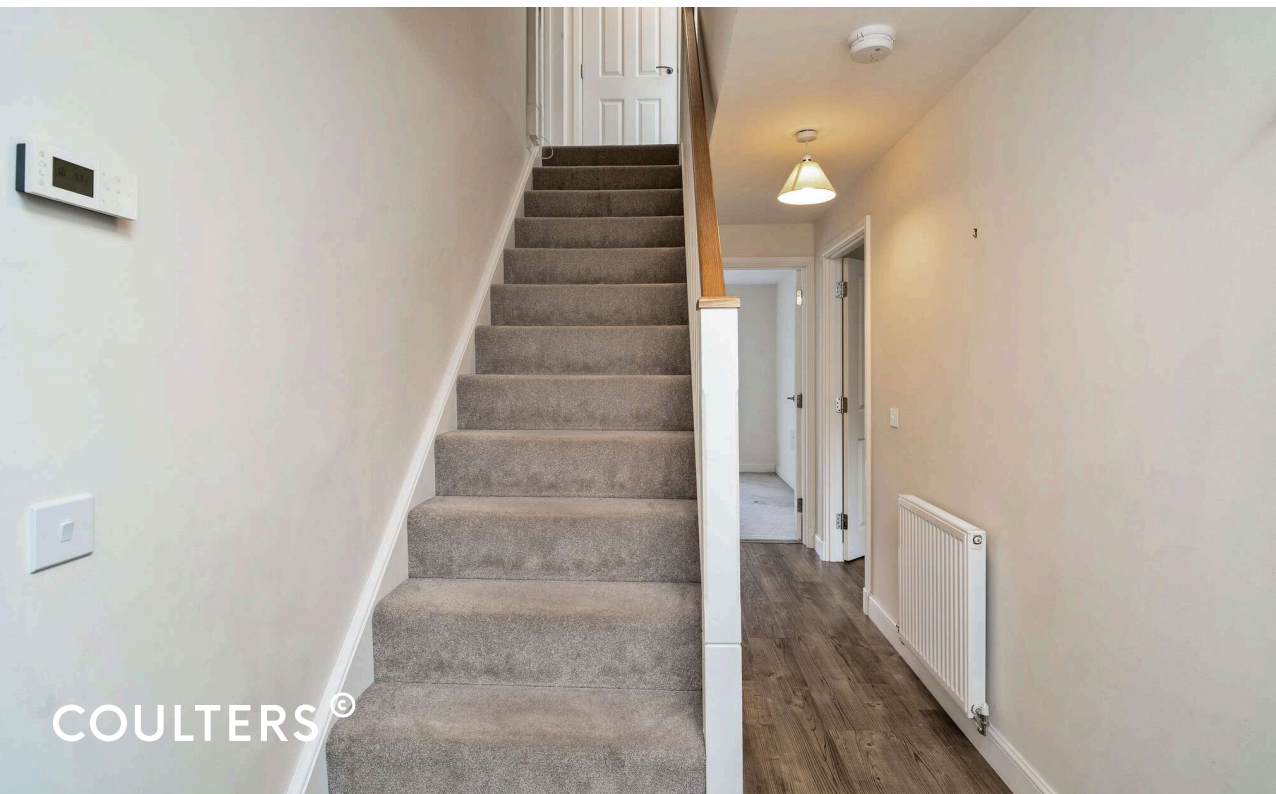
Cameron Toll Shopping Centre houses a variety of high-street retailers and a Sainsbury's and Aldi. Nearby Straiton Retail Park offers excellent shopping options which include an IKEA and Costco. Leisure and recreational facilities nearby include Gracemount Leisure Centre, golf courses at Liberton and Braid Hills and a dry ski slope at Hillend. The property is in the catchment for Frogston Primary School which is within a 2 minute walk and Gracemount High School, is a twenty minute walk away. The Edinburgh University's Kings Buildings and The Royal Infirmary of Edinburgh are both easily accessible from Liberton making it a popular area for people working there.

Regular buses travel down Liberton Road towards the City Centre. The location is ideal for commuters with Straiton Park & Ride just five minutes away and with easy access to the city bypass, A7, A68 and A1 and links to the M8 and M9 motorways.

## EXTRAS

The fitted flooring, integrated appliances, fitted blinds and light fittings are included within the sale price. The washing machine is available by separate negotiation.

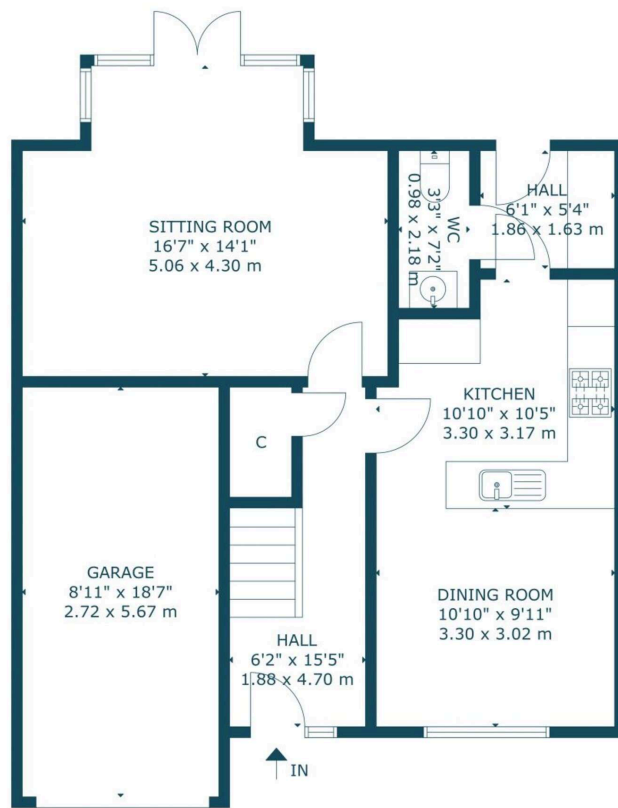
**HOME REPORT VALUATION: £450,000**



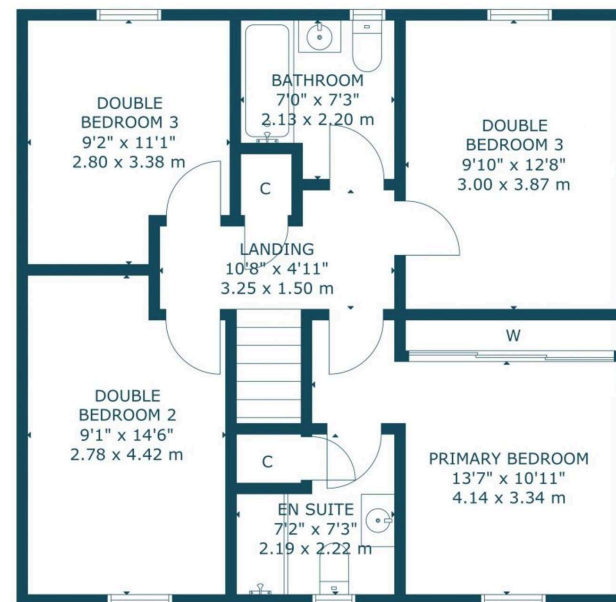








GROUND FLOOR



FIRST FLOOR

8 ARKAIG GARDENS, LIBERTON, EDINBURGH, EH17 8WN  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,295 SQ FT / 120 SQ M  
GARAGE 166 SQ FT / 15 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.