

COULTERS[©]

17 SPRINGWOOD PARK

LIBERTON, EDINBURGH, EH16 6JL



2 BED



1 BATH



1 PUBLIC

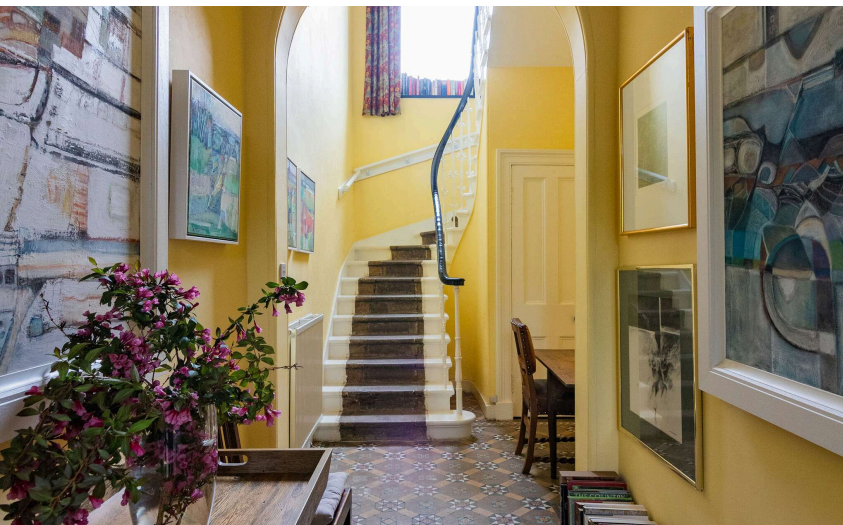


TAKE A LOOK INSIDE

Set within a peaceful, leafy development in the popular Liberton area, this beautifully presented upper villa forms part of an elegant Victorian detached building dating back to the 1870s. Brimming with period charm and character, the property offers generous proportions and an abundance of natural light along with beautiful gardens, a private garage and residents' parking.

A private entrance leads into a bright vestibule and an impressive hallway with original Victorian floor tiles, a large understair cupboard, and a dramatic arched opening that draws the eye upward to a striking south-facing window. This magnificent arched feature floods the stairwell with light and sets a grand tone for the rest of the home.

Upstairs, the spacious bay-windowed sitting room enjoys a pleasant outlook and centres around a handsome wood-burning stove with a marble surround. The kitchen offers a range of wall and base units, plenty room to dine, and a traditional Edinburgh press.



KEY FEATURES



Impressive upper villa flat.



Two bedrooms with option to create third.



Exceptional period features & proportions.



Beautiful gardens and unrestricted on street parking.



Single garage.



Well-located for Royal Infirmary and King's Buildings



EPC Rating - D



Council Tax Band - E





There are two double bedrooms, including a substantial principal bedroom with fitted wardrobes and a beautiful open view towards Edinburgh Castle. Subject to necessary consents, this room could easily be reconfigured to create two bedrooms if desired. The second bedroom features a charming decorative fireplace. A well-presented bathroom with a three-piece suite and shower over the bath completes the accommodation.

The property benefits from gas central heating and modern double glazing throughout. Externally, the garden grounds are exceptionally well kept, with lawns, mature planting and seating areas to enjoy as well as a drying area. Although not technically private, the three residents within the building have self-zoned so each owner has an area of ground to maintain and enjoy. A single garage is included, and there is ample unrestricted parking for residents and guests.





THE LOCAL AREA

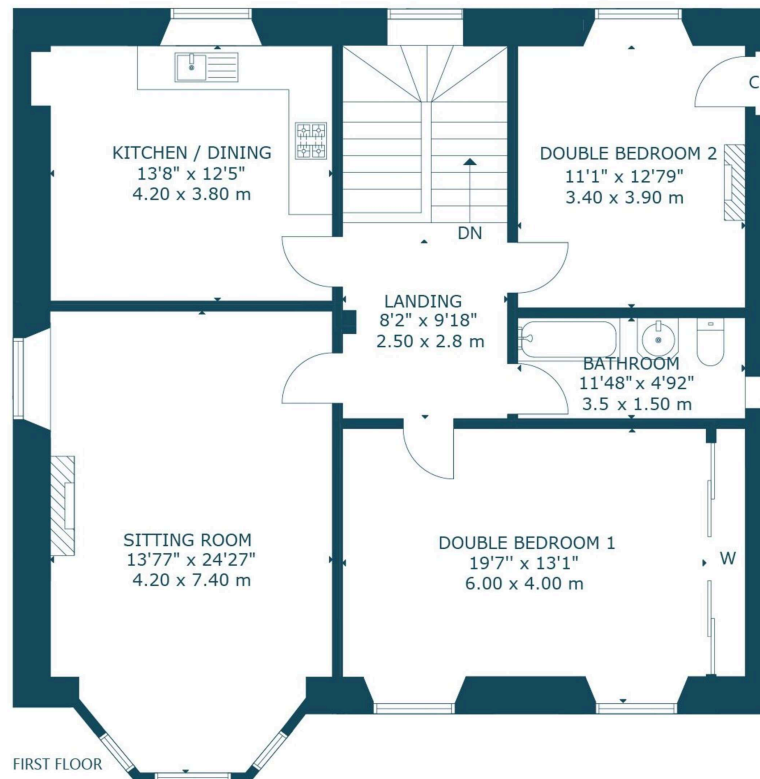
Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Liberton Public Park, Blackford Hill and Hermitage of Braid. Liberton Bowling Club is little over a five minute walk from the property and 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 and The University of Edinburgh King's Buildings which are 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.

EXTRAS

All 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 FLOOR AREA 1,242 SQ FT / 115.37 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.