

COULTERS[®]

23 WHITEADDER LOAN

LIBERTON, EDINBURGH, EH16 6FR

 4 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in a quiet and modern development in the popular Liberton area, 23 Whiteadder Loan is a beautifully presented four-bedroom detached home that offers contemporary living in a peaceful residential setting. With stylish interiors, a spacious layout, and a private rear garden, this property is perfect for families, professionals, or anyone looking to enjoy the balance of city convenience and suburban calm.

Upon entering, you are welcomed into a spacious hallway that leads to the ground floor accommodation. The sitting room is located to the front of the property with a large bay window. The generously sized kitchen/dining room is positioned at the rear of the property, featuring French patio doors that open onto the private rear garden, allowing natural light to flood the space. The kitchen area is fitted with a range of modern base and wall units, complemented by integrated appliances including an oven, gas hob, fridge/freezer and dishwasher. A convenient utility room with further access to the rear garden and a two-piece suite completes the ground floor.

KEY FEATURES



Bright and spacious detached house.



South facing rear garden with gate access.



Within a short drive of Straiton Retail Park.



EPC Rating - C



Four double bedrooms, one with an en-suite.



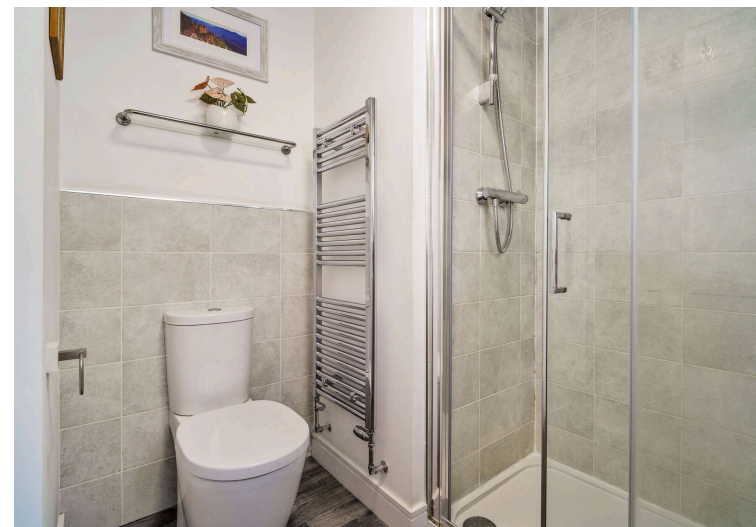
Private driveway and garage.



Braid Hills on its doorstep.



Council Tax Band - G



Upstairs, the property comprises four flexible double bedrooms with the principle hosting an en-suite. The family bathroom is equipped with a modern four-piece suite, including a shower and separate bath.

Externally, the front of the property is bordered by shrubbery and a paved patio area, enhancing the curb appeal. The enclosed rear garden is laid to lawn with a paved patio area, providing an ideal space for outdoor relaxation. The property also benefits from gas central heating, double glazing, and garage and driveway.





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, St Katherine's Park and Seven Acres Park along with The Stable Bar at Mortonhall which are all within walking distance. Blackford Hill and Hermitage of Braid are also nearby. 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.

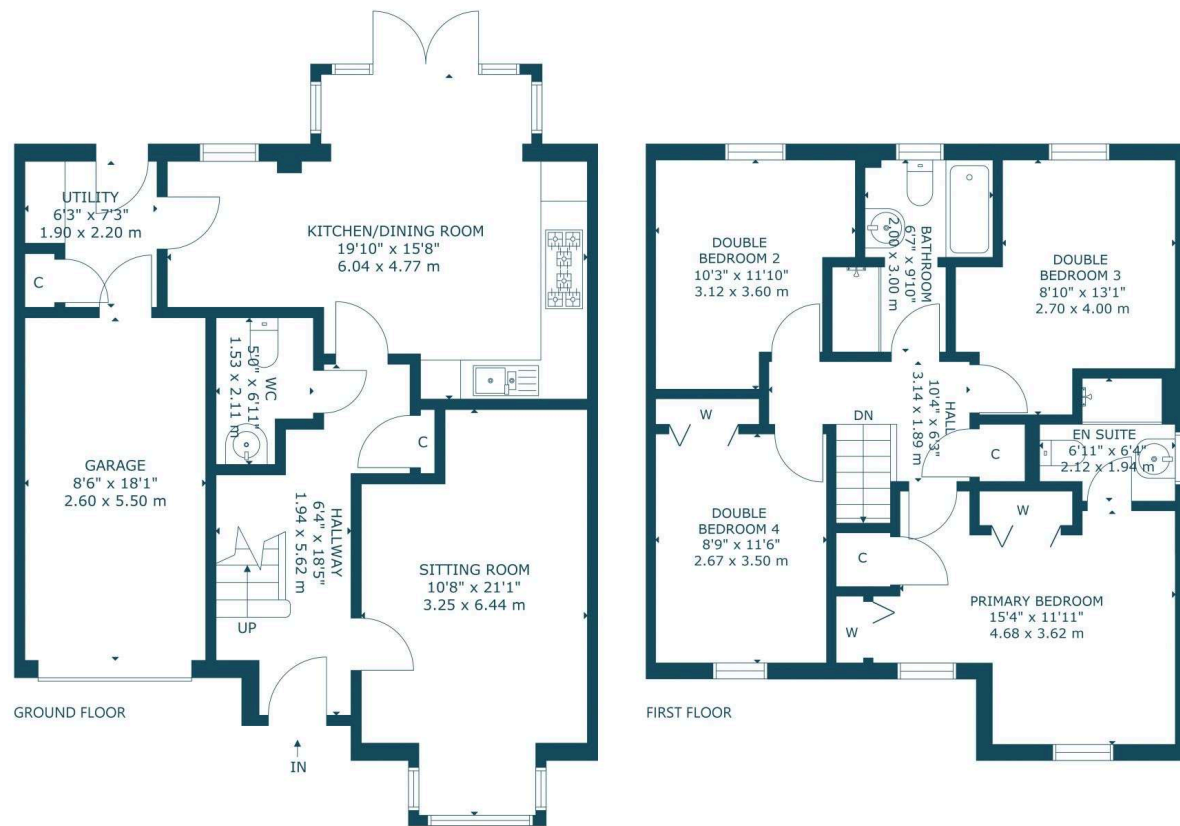
EXTRAS

All blinds, light fittings, fitted flooring, and white goods are included in the sale price.

HOME REPORT VALUATION: £485,000







23 WHITEADDER LOAN, EDINBURGH, EH16 6FR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,238 SQ FT / 115 SQ M
 GARAGE 154 SQ FT / 14 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.