

COULTERS ©

# 42 LONGFORMACUS ROAD

LIBERTON, EDINBURGH, EH16 6SE

 4 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

42 Longformacus Road, Edinburgh is a beautifully presented four-bedroom semi-detached home offering an exceptional standard of modern living in a desirable residential area. Thoughtfully extended and meticulously maintained, this charming property is the perfect blend of traditional character and contemporary design, ideal for families or professionals seeking space, style, and convenience.

## KEY FEATURES



Spacious semi-detached house.



Four double bedrooms.



Large south facing garden.



Private driveway parking for two cars.



Well-located for Royal Infirmary and King's Buildings.



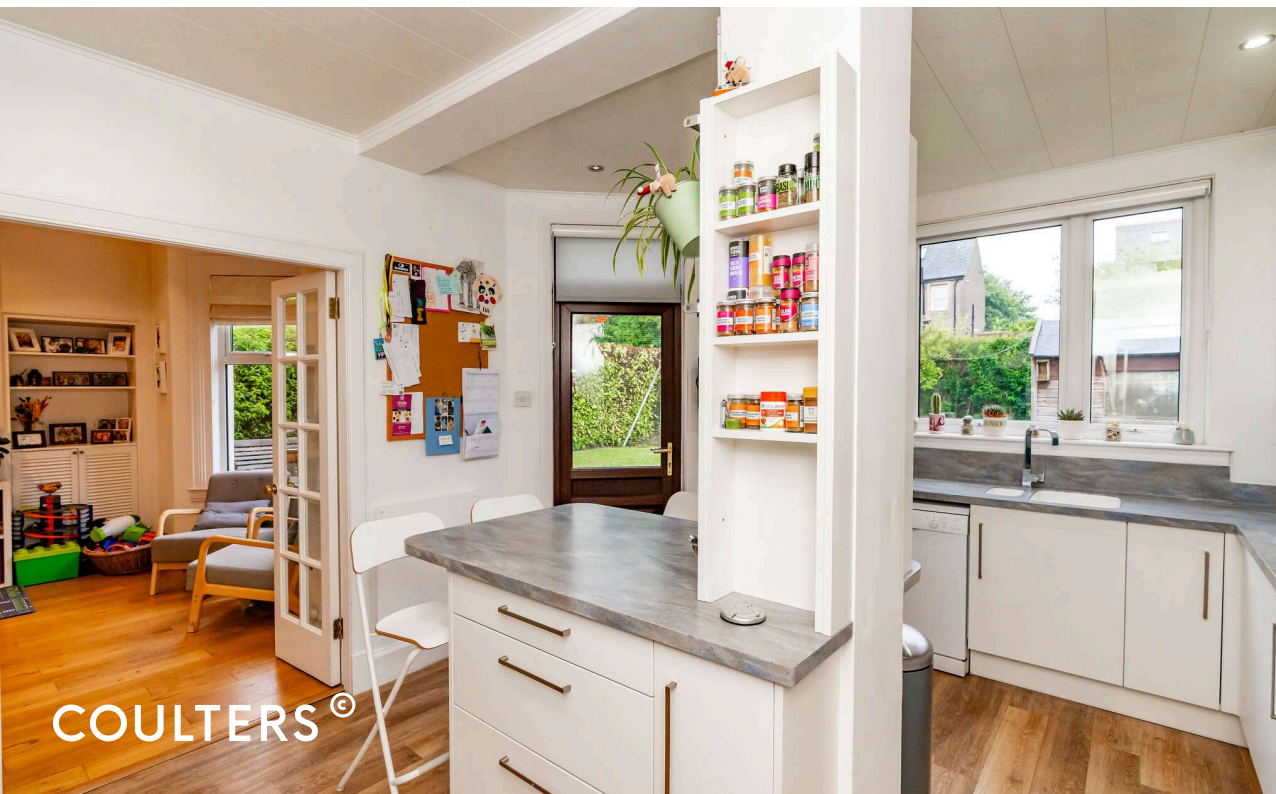
Excellent local amenities nearby.



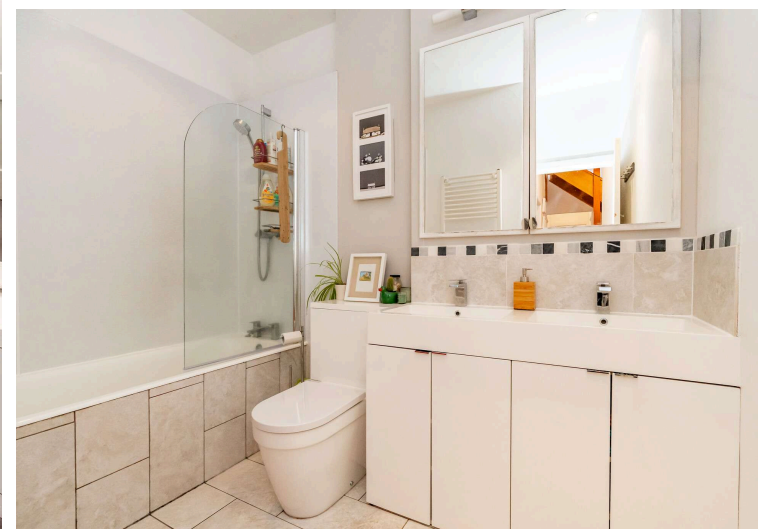
EPC Rating - D



Council Tax Band - F







The ground floor welcomes you with a bright and spacious entrance hallway that leads into a stylish family/dining room and then onto the kitchen area-the heart of the home. The sleek, modern kitchen features integrated appliances, extremely generous storage, and an island with breakfast bar seating, ideal for everyday living and entertaining. A patio door opens out to a private south-facing garden, creating a seamless connection between indoors and out. A separate lounge at the front of the property provides a cosy retreat, complete with attractive period features and a feature fireplace.







## MORE INFORMATION

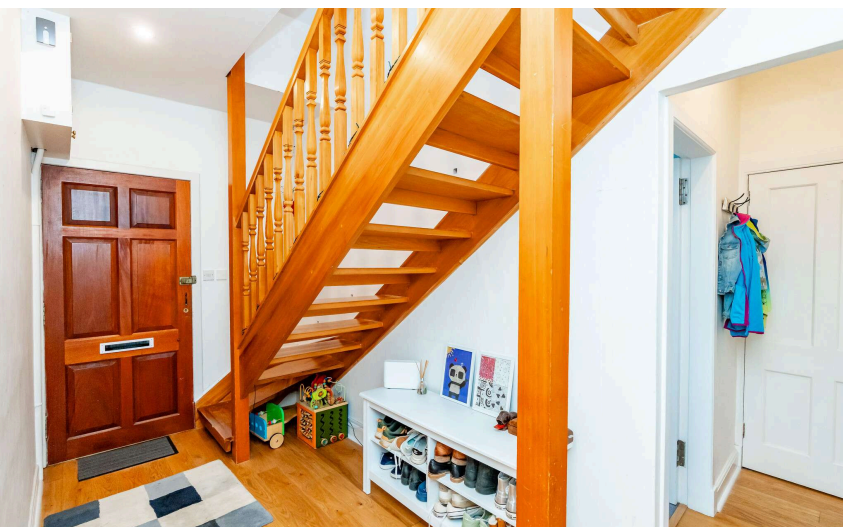
Two double bedrooms, a large utility room with further access to the front of the property and a contemporary bathroom with overhead shower and double sink unit complete the ground floor.

Upstairs, two further well-proportioned bedrooms provide comfortable accommodation and exception storage. Another family bathroom which includes a separate walk-in shower concludes the accommodation on this floor.

Externally, the private rear garden is a peaceful oasis, perfect for outdoor dining or relaxing in the sun. To the front, a driveway offers convenient off-street parking for two cars and easy access to the property.



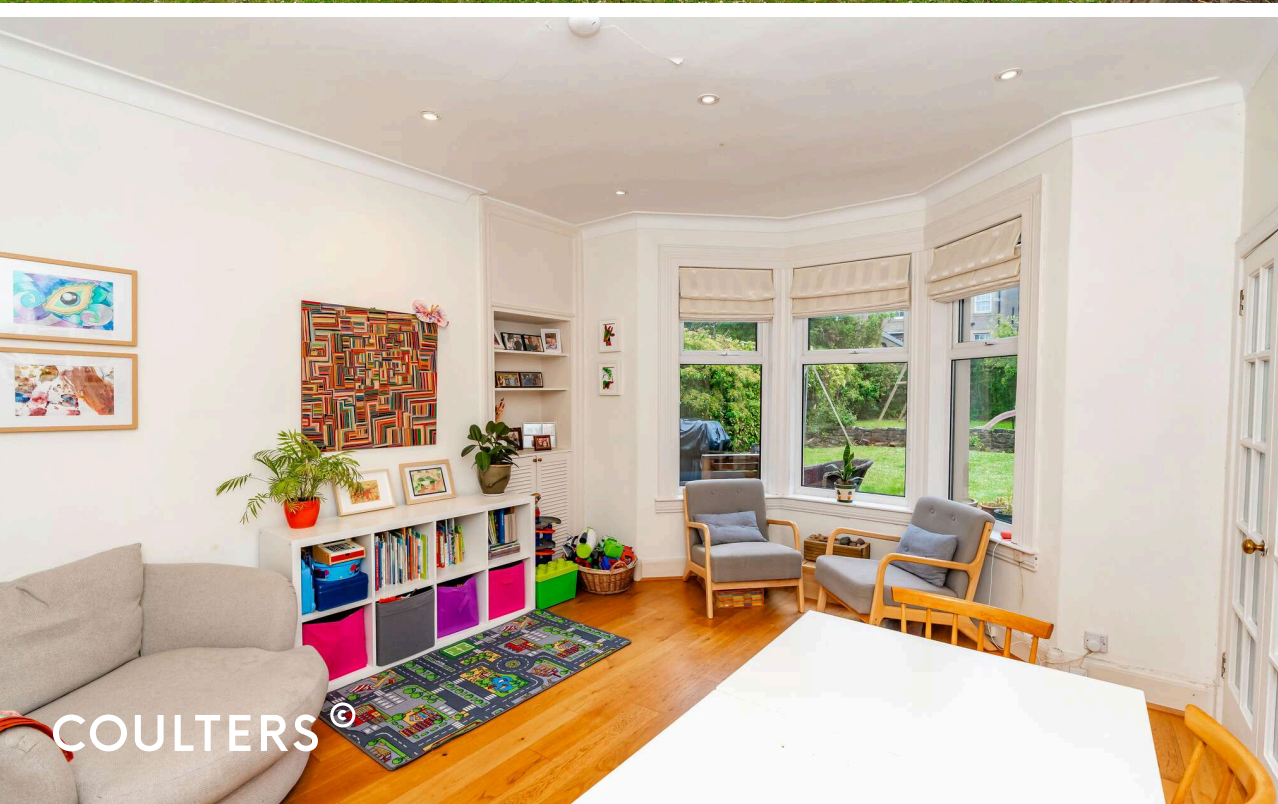












## THE LOCAL AREA

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. T

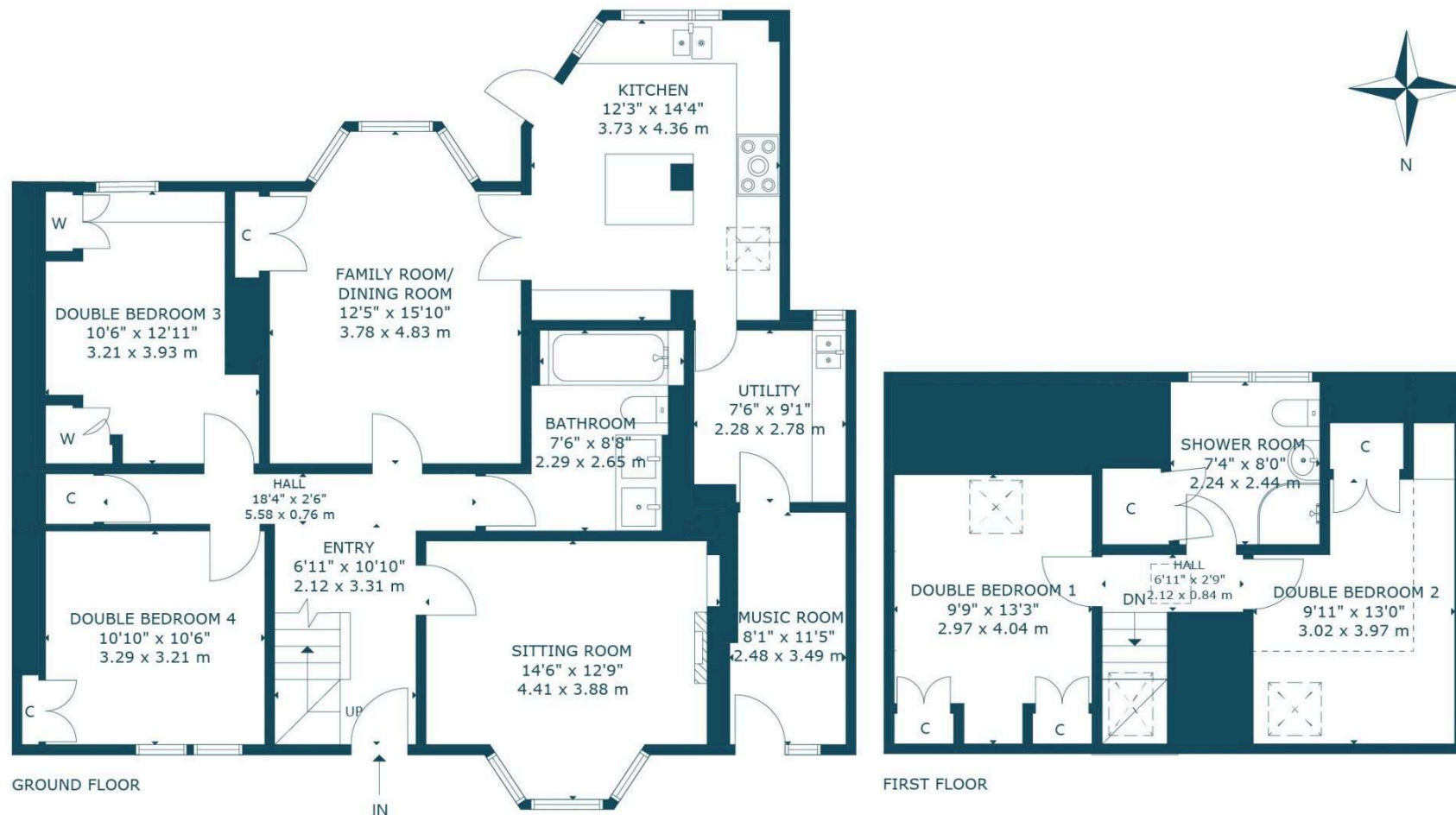
here is a nearby Post Office and a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside. Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers 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, curtains, light fittings, fitted flooring, and integrated appliances are included in the sale price.

**HOME REPORT VALUATION: £420,000**



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 1,666 SQ FT / 155 SQ M

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

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## GET IN TOUCH



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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.