



20 Lockerby Crescent,
LIBERTON | EDINBURGH | EH16 6XP


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Set within the ever-popular residential district of Liberton, this appealing three-bedroom end-terraced house offers well-proportioned accommodation, private garden space and excellent local amenities, making it an ideal purchase for a range of buyers including young families and professionals.

The property is entered via a welcoming hallway which provides access to a bright and comfortably sized lounge, enjoying a pleasant outlook and an abundance of natural light. To the rear, there is a dining area and the fitted kitchen with ample worktop space and floor and wall mounted units. On the upper level, there are three good-sized bedrooms, each offering flexible use as sleeping accommodation, home office or nursery space. A family bathroom completes the internal accommodation. Externally there is a small lawn area to the front and a fully enclosed rear garden.

- Three bedroom end terraced house
- Fully enclosed rear garden
- Close to local amenities
- Excellent transport links
- Double glazing
- Gas central heating

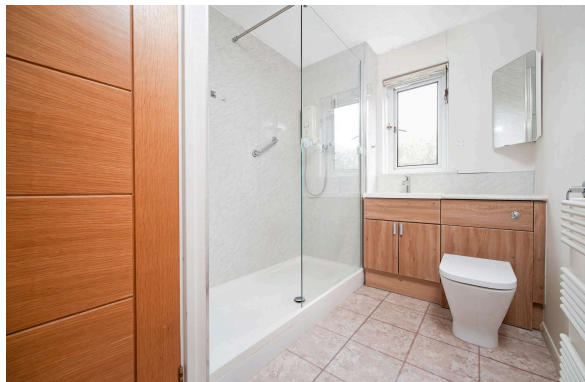
Council Tax: D , Energy Rating: C
Upkeep of common areas approx. £100 per year

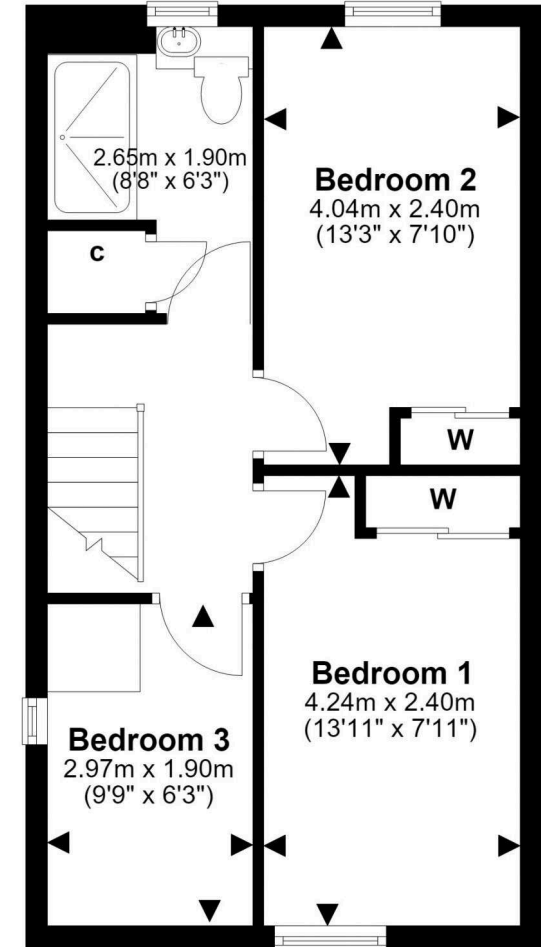
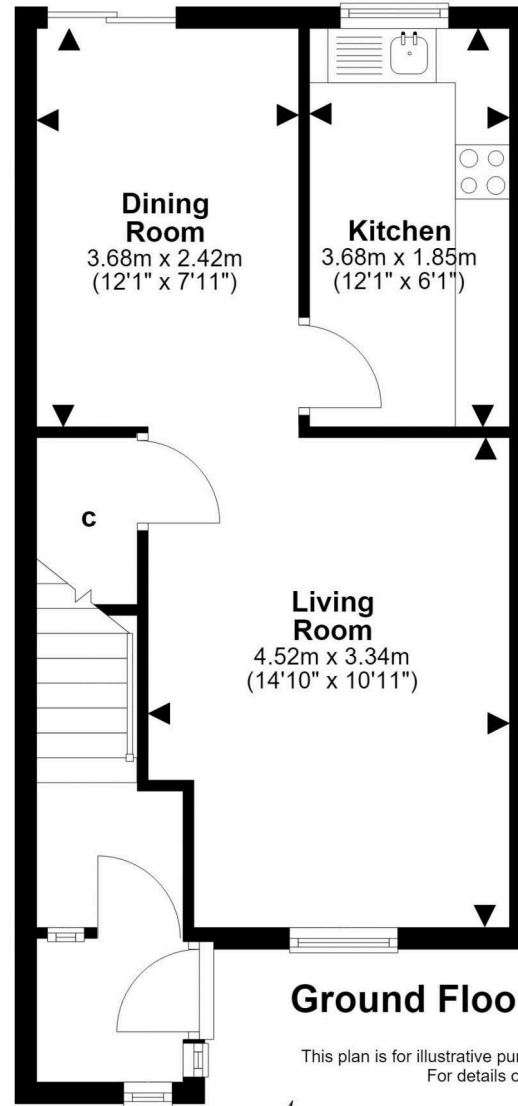
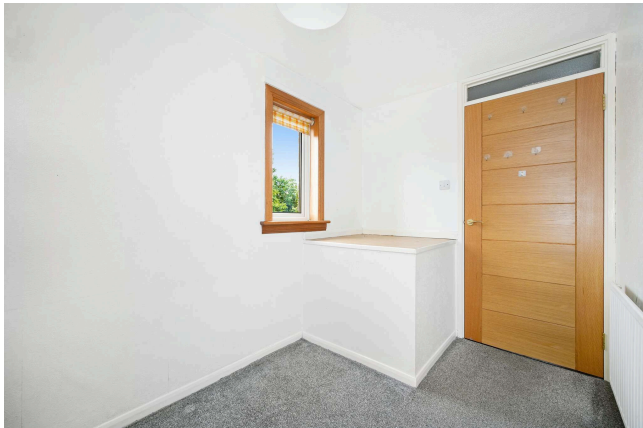
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, blinds, and all integrated appliances will be included in the sale.

Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

