

# 44 Beauchamp Road

Liberton, Edinburgh, EH16 6LU



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

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# Semi-detached house

## with spacious interiors



Part of a family-friendly neighbourhood, this three-bedroom semi-detached house has a highly desirable location in Liberton. Furthermore, it offers spacious interiors with lots of characterful details and charming features. The home also boasts two reception rooms, a large breakfasting kitchen, and the convenience of a WC and a modern bathroom. Excellent storage ensures a neat and tidy home, while the tasteful décor creates a welcoming environment. In addition, there is private parking for three cars and a suntrap rear garden which offers lots of space for enjoying the summer months.

### General Features

- A semi-detached house with spacious interiors
- Highly desirable location in sought-after Liberton
- Tasteful décor and lots of characterful features

### Accommodation Features

- Welcoming vestibule and hall with storage and WC
- Spacious living room with fireplace and bay window
- Dining room with oversized window and log burner
- Breakfasting kitchen that is generously appointed
- Bright landing with a beautiful stained-glass window
- Two large double bedrooms with built-in wardrobes
- One versatile bedroom/office for working from home
- Modern three-piece bathroom with overhead shower
- Gas central heating system and a mix of glazing styles

### Exterior Features

- Mature gardens to the front and fully-enclosed rear
- Private tandem driveway and an attached garage



# Discover a home

full of charm and character

The home's front door, framed by a stained-glass window, opens into a vestibule flowing through to a hall with understairs storage and a WC. It is a lovely introduction that hints at the accommodation to follow.

# Two spacious reception rooms

This property has two spacious reception rooms, providing a dedicated living area and a separate dining space. Fronted by a bay window, the living room invites you to sit back and relax amongst elegant surroundings, enjoying olive hues and neutral detailing separated by a picture rail. A handsome fireplace frames the room, adding the final touch of sophistication.





# Dining room



The dining room also has a picture rail, benefitting from sunny décor and varnished wooden floorboards. A near full-height window captures an abundance of light and leafy garden views, whilst a log-burning stove (beside a shelved recess) brings additional comfort.



with oversized window and log burner

# Breakfasting kitchen

with practical storage and workspace



Arranged across a split level, the breakfasting kitchen has a generous footprint, fitted with an equally generous range of cream-coloured cabinets and wood-style worktops. It offers fantastic storage and workspace, as well as plenty of room for a table and chairs for relaxed meals. The neutral backdrop is enriched by an earthy-toned accent wall and mosaic splashback tiles, working together to create a cheerful ambience. Triple-aspect glazing amplifies the effect, including patio doors that extend out into the garden – perfect for summer entertaining. A selection of freestanding appliances are included as well (gas cooker, freezer and tall fridge, dishwasher, and washing machine).



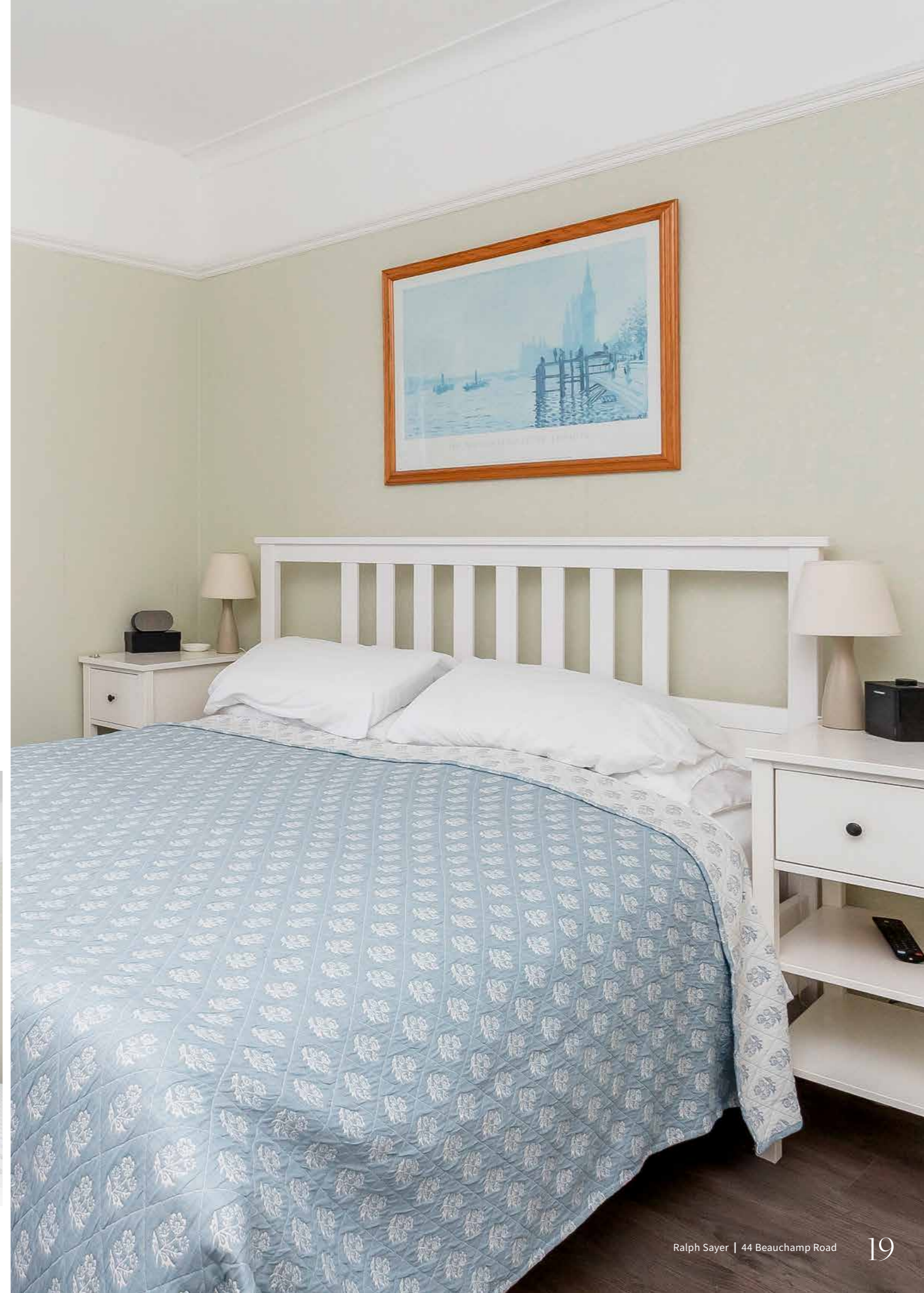
# The bedrooms



# Three attractive bedrooms

offering space, storage, and versatility

The three bedrooms are on the first floor just off a landing which is lit by another beautiful stained-glass window adding further character to the interiors. The bedrooms are comprised of two large doubles with generous built-in wardrobe storage and a versatile single used as an office. All three rooms enjoy light décor divided by a picture rail, with the principal and single bedrooms laid with carpet and the remaining double room with a wood-toned floor.





The principal bedroom boasts a delightful view all the way to the iconic Arthur's Seat and Salisbury Crags



# A modern bathroom

and a convenient WC

While the ground floor is served by the WC, the first floor is home to a modern bathroom with neutral styling. It features built-in storage and a three-piece suite, comprised of a hidden-cistern toilet and storage-set washbasin, and a bath with an overhead shower.

The property has gas central heating and a mix of glazing styles, including single-pane sash-and-case and double-glazed windows.



# Garden & parking



## Beautiful mature gardens and private parking



Externally, the home is flanked by mature gardens to the front and fully-enclosed rear, both of which are carefully maintained with manicured lawns and establish plants for natural beauty. Ideal for families, the southwest-facing rear garden enjoys a sizeable footprint, as well as a quaint patio for outdoor dining. Also to the front, there is private parking for three cars via a tandem driveway and an attached garage.



Extras: all fitted floor and window coverings (except the living room's bay window curtains), light fittings, gas cooker, freezer and tall fridge, dishwasher, washing machine, and tumble dryer to be included in the sale. A chest freezer and the living room curtains may be available by separate negotiation.



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Property Name

44 Beauchamp Road

Location

Liberton, EH16 6LU

Approximate total area:

119.6 sq. metres (1287.4 sq. feet)

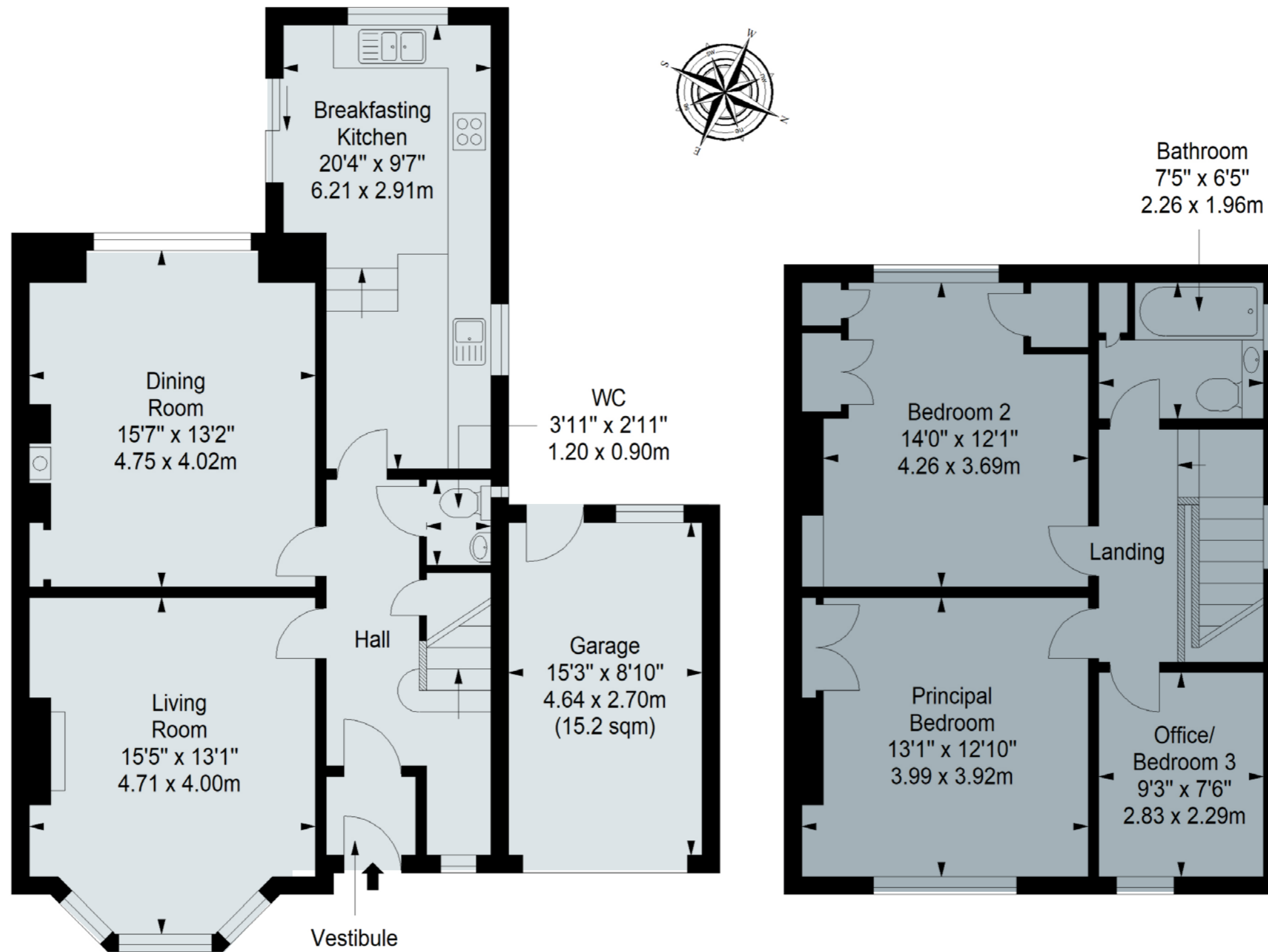
The floorplan is for illustrative purposes.  
All sizes are approximate.

- Ground Floor
- First Floor

EPC Rating - D

Council Tax Band - F

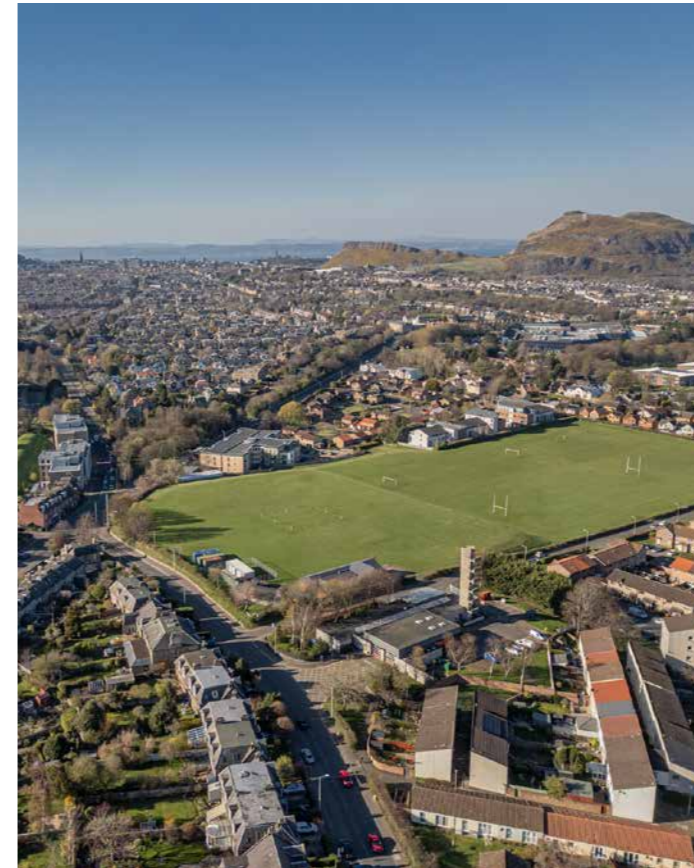
Home Report Value - £500,000





# Liberton

Tranquil green spaces on your doorstep



The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and

night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

Let us help you find your next  
**dream property!**



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.