



RALPH SAYER
SOLICITORS & ESTATE AGENTS

106 Greenend Gardens

Liberton, Edinburgh, EH17 7QH

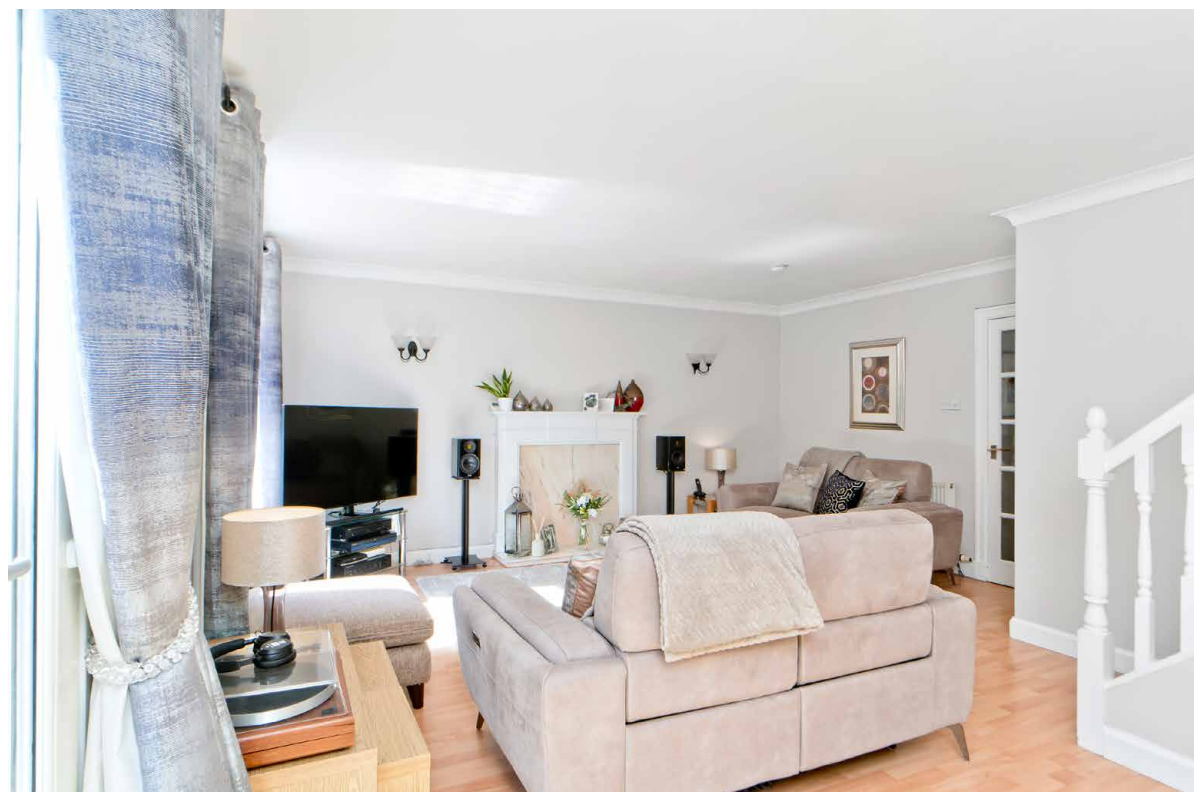
106 Greenend Gardens

Attractively presented throughout, this attractive terraced home offers bright, modern interiors designed for comfortable family living. The accommodation includes a spacious living room with a fireplace, under-stair storage, and direct garden access via French doors, a contemporary breakfasting kitchen, and a separate snug or dining room. Upstairs, three well-proportioned double bedrooms provide flexible accommodation, including a principal bedroom with a wardrobe and westerly aspect, alongside a family bathroom with overhead shower and towel warmer. Set within an established residential area of Liberton, the property enjoys easy access to well-regarded schools, local shops, supermarkets, and green spaces. Excellent transport links provide convenient connections to Edinburgh city centre, while nearby parks and everyday amenities make this a particularly appealing location for families.

Extras: All fitted floor and window coverings, light fittings, integrated appliances, freestanding dishwasher, washing machine and wardrobe in bedroom 2 are included in the sale.

Property Summary

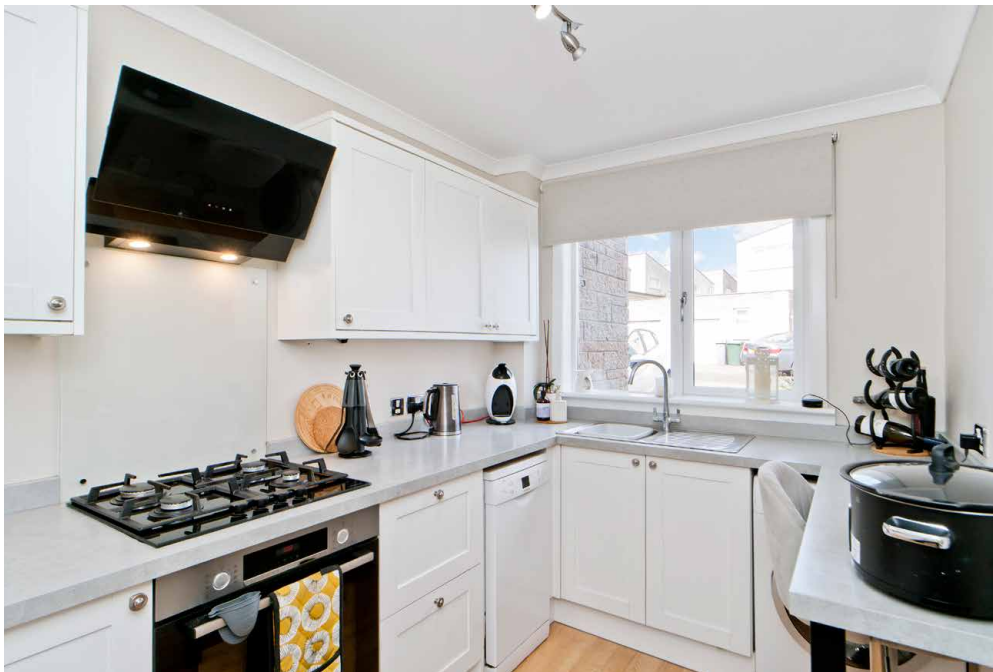
- Terraced house in Liberton
- Part of an established residential location
- Immaculately presented modern interiors
- Entrance hall
- Large, French-doored living room with fireplace
- Modern breakfasting kitchen with fitted units
- Separate snug/dining room
- Landing with storage
- Main bedroom with a wardrobe and a westerly aspect
- Two more sunny double bedrooms (one with a wardrobe)
- Bathroom with overhead shower and towel warmer
- Private garden
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E | Home Report Value - £285,000







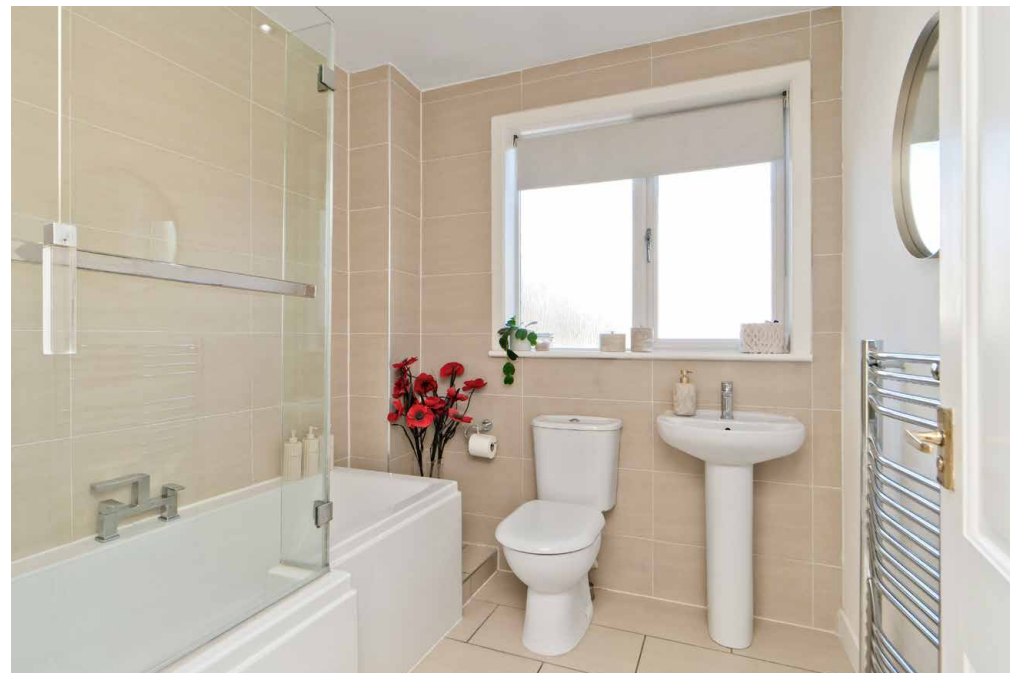
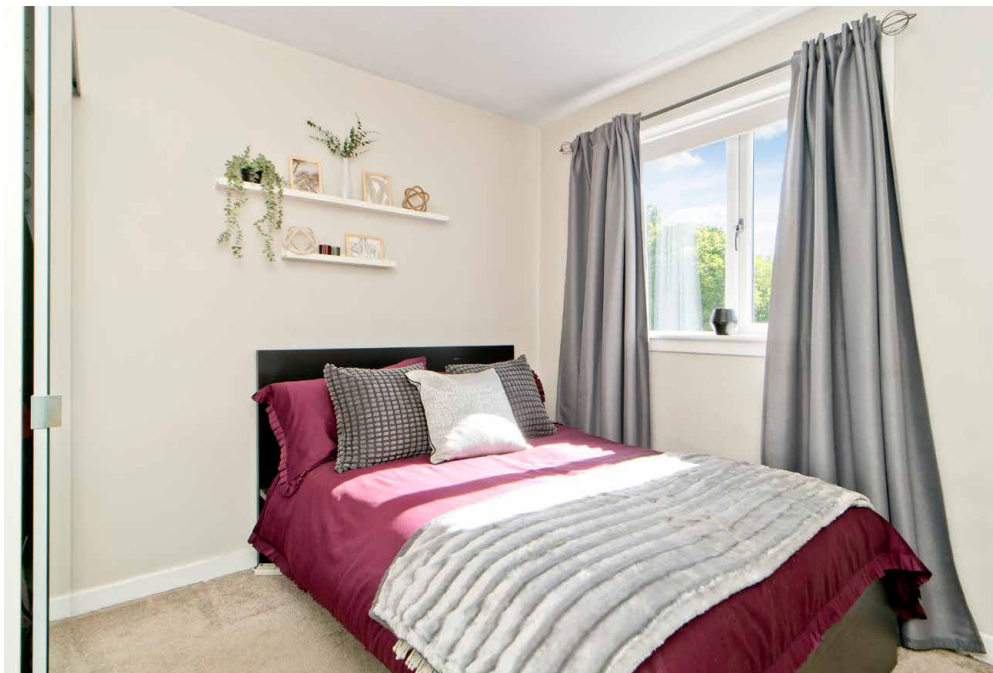
Large, French-doored
living room with fireplace
and a modern breakfasting
kitchen with fitted units







Main bedroom with a
westerly aspect,
two more sunny double
bedrooms and a bathroom
with overhead shower and
towel warmer





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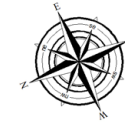


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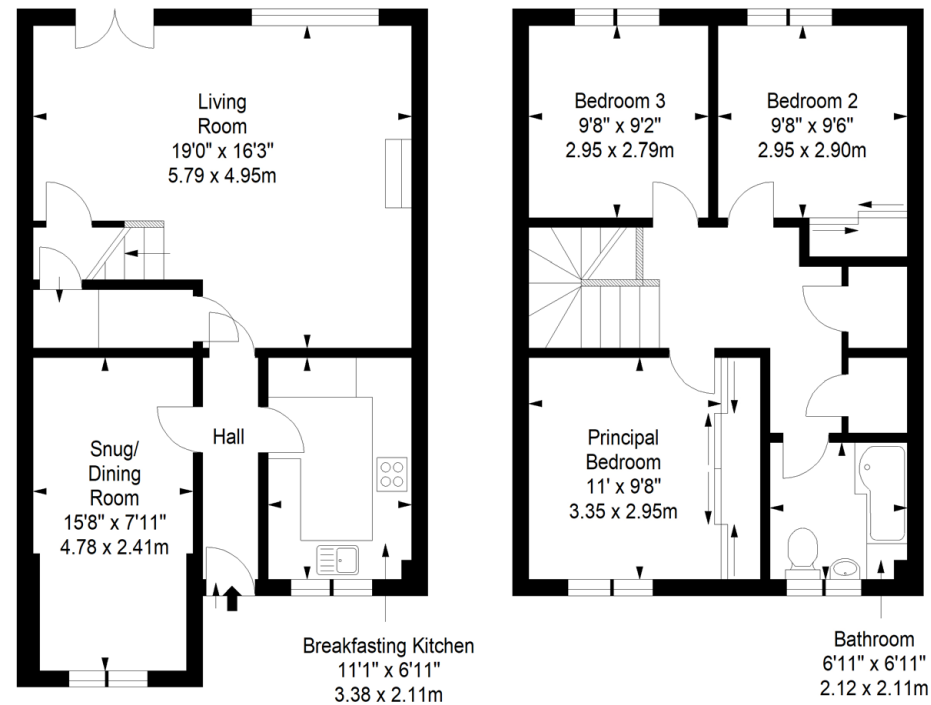
DISCLAIMER

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.

Ground Floor
Approx. 52.4 sq. metres (564.0 sq. feet)



First Floor
Approx. 49.3 sq. metres (530.7 sq. feet)



Total area: approx. 101.7 sq. metres (1094.7 sq. feet)