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Offers Over
£335,000

6 Leadervale Terrace

Liberton | Edinburgh | EH16 6NX

Superb opportunity to acquire this rarely available two-bedroom semi-detached villa, quietly nestled within a sought-after pocket of Liberton. Close to fantastic local amenities, reputable schooling, and excellent transport links, the property offers excellent potential and is sure to appeal to a variety of purchasers including couples, growing families, and those looking to put their own stamp on a home.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Garage & driveway
-  EPC Band - E
-  Council Tax Band - E



Description

The accommodation begins with an entrance vestibule leading into a welcoming hallway. Here, a large cupboard housing the boiler and a handy understairs storage cupboard provide excellent practical storage. To the rear, the bright and airy lounge enjoys a pleasant outlook over the garden and features a charming gas fireplace as its focal point. Sliding patio doors provide direct access to the rear garden and allow for an abundance of natural light. Flowing from the lounge is a spacious front-facing dining room offering excellent flexibility, whether utilised for formal dining, home working, or additional family living space. A sizeable storage cupboard further enhances practicality. The kitchen is fitted with a range of freestanding white goods and benefits from partial tiling in the splash areas for easy upkeep. Well-equipped with ample worktop space and fitted cabinetry, it offers excellent scope for modernisation if desired. Completing the ground floor is the main bathroom, fitted with a white suite incorporating a shower over the bath. The room is fully tiled and further benefits from tiled flooring and a heated towel rail.



The first-floor landing benefits from useful eaves storage and attic access. A skylight floods the stairwell and landing with natural light, creating a bright and welcoming feel. The principal bedroom is a generous front-facing double room featuring fitted wardrobes. A fully tiled en-suite shower room serves the principal bedroom and is fitted with a corner shower cubicle. Bedroom two is another comfortable double room enjoying a side aspect and benefiting from fitted wardrobes together with two additional fitted storage cupboards.

Further benefits include gas central heating and double glazing throughout.

Gardens & Parking

Externally, the property boasts a private front garden screened by a mature hedge border for added privacy. To the rear lies a mature split-level garden featuring a slabbed patio, lawn, greenhouse, outdoor tap, and an attractive selection of established shrubs and plants. A single garage and driveway provide off-street parking for up to three vehicles.

Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





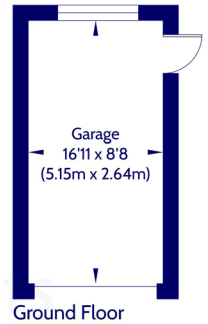
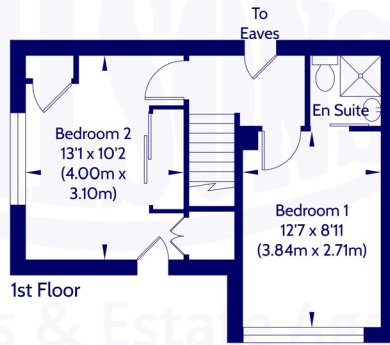
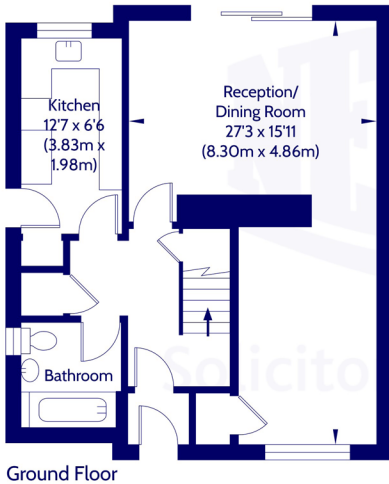
Location

Liberton is an established and much sought after residential district to the south of Edinburgh's City Centre with ample local shops and services to provide for day to day needs. Close by, The Cameron Toll Shopping Centre offers Sainsbury and Aldi supermarkets along with a gym and a good selection of high street named stores and Straiton Retail Park is a short drive away. Local schooling is available from nursery to secondary level with many of Edinburgh's private schools also within easy reach, as is The University of Edinburgh King's Buildings complex and the main university campus. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Royal Commonwealth Swimming Pool, Hillend Ski Centre, Gracemount Leisure Centre and Pool and many beautiful walks in the surrounding Braid and Pentland Hills, Blackford Hill and the Royal Observatory.





Approx. Gross Internal Floor Area 86 Sq M / 927 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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