

5 Yewlands Gardens, Liberton, Edinburgh, EH16 6TA



Description

Providing deceptively spacious family accommodation over two levels, is this impressive double fronted detached bungalow commanding a quiet residential setting, well placed for a good range of amenities and superb transport links. This rarely available home is a natural choice for a professional couple or growing family and offers generously proportioned and versatile living space which is flanked by neatly maintained gardens.

Features

- Vestibule and wide reception hallway
- Bay windowed living room
- Dining room currently used as lounge, quietly positioned to the rear
- Quality re-fitted kitchen with integrated appliances
- Four double bedrooms
- Bathroom consisting of a three piece suite with shower over bath
- Good storage facilities
- Gas central heating and double glazing
- Fully enclosed rear garden, offering an ideal space for relaxation and outside entertaining
- Driveway and garage

Extras

The double oven, hob, fridge/freezer, blinds, curtains, garden shed, greenhouse, summer house and summer house furniture are included.

EPC Rating: D



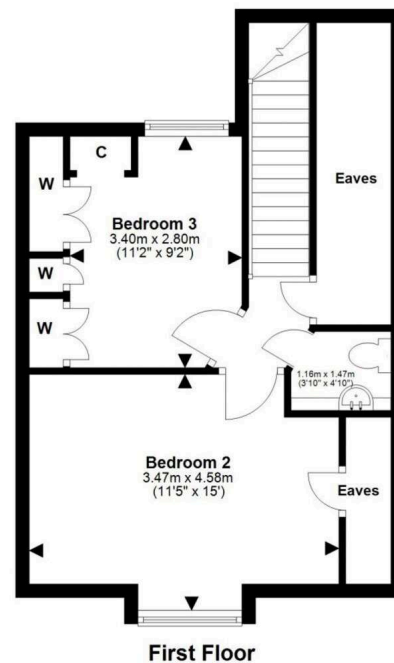
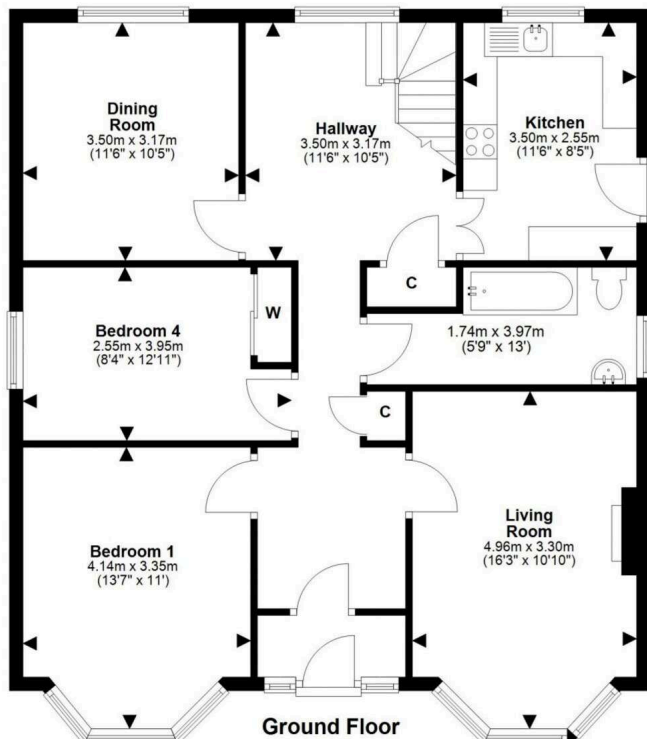
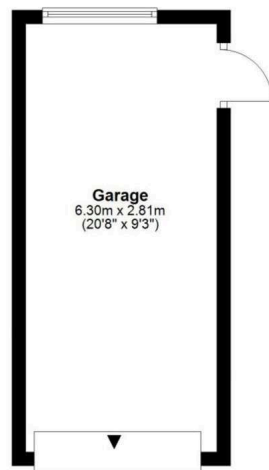
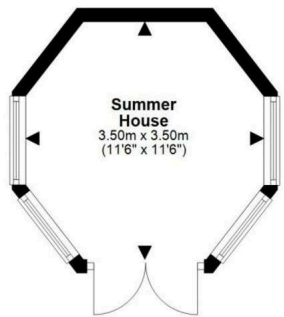
Location

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. There 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 which is 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. The property falls within the catchment area for well-regarded state schools whilst those seeking private education, George Watson's College, George Heriot's School, and other schools are all within easy reach, offering exceptional independent schooling options.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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