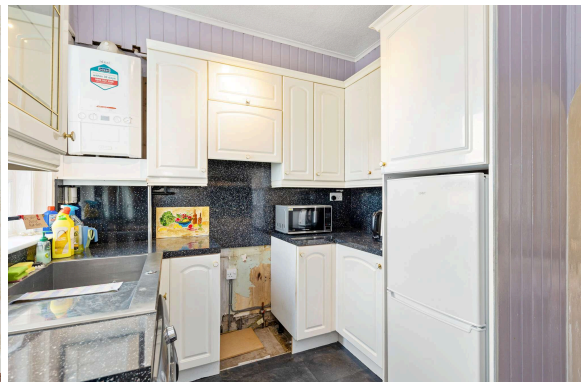




5 Park Crescent
LIBERTON | EDINBURGH | EH16 6JD


warners
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5 Park Crescent

LIBERTON | EDINBURGH | EH16 6JD

Well-presented three-bedroom detached home, set in the Liberton area of Edinburgh around four miles South of the city centre. This well-located house would make an excellent family home and provides comfortable and light filled space and comes complete with an enclosed front and rear sunny garden and with front driveway out to the main road.

This beautiful home has great potential and stunning views of Edinburgh Castle. The property is set over two floors, comprising a welcoming entrance hallway, spacious living room with traditional bay window, further reception room with fireplace that leads to the kitchen that currently comprises the boiler, washing machine and fridge/freezer and at the rear of the property is the sunroom. There are three well-proportioned bedrooms with built in storage and two with views of Edinburgh Castle. Completing the accommodation is the shower room with walk in waterfall shower and a heated towel rail.

Externally there are beautifully kept enclosed front and rear gardens made up of a lawn, patio, shed, outside tap and an array of flower beds. The property also benefits from a garage and a private driveway. Early viewing is essential to fully appreciate this stunning building and tranquil, yet well-connected location that is sure to appeal to families or buyers looking for a project.

- Three bedroom detached Traditional House with Castle Views.
- Three Further reception rooms.
- Fitted kitchen.
- Stylish shower room.
- Garage and Front driveway.
- Beautiful front and rear gardens.
- Shed/outbuilding.

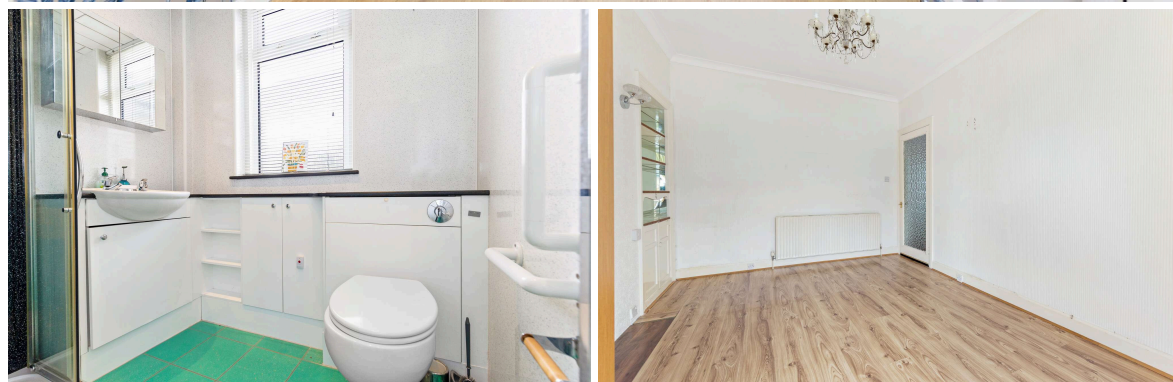
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

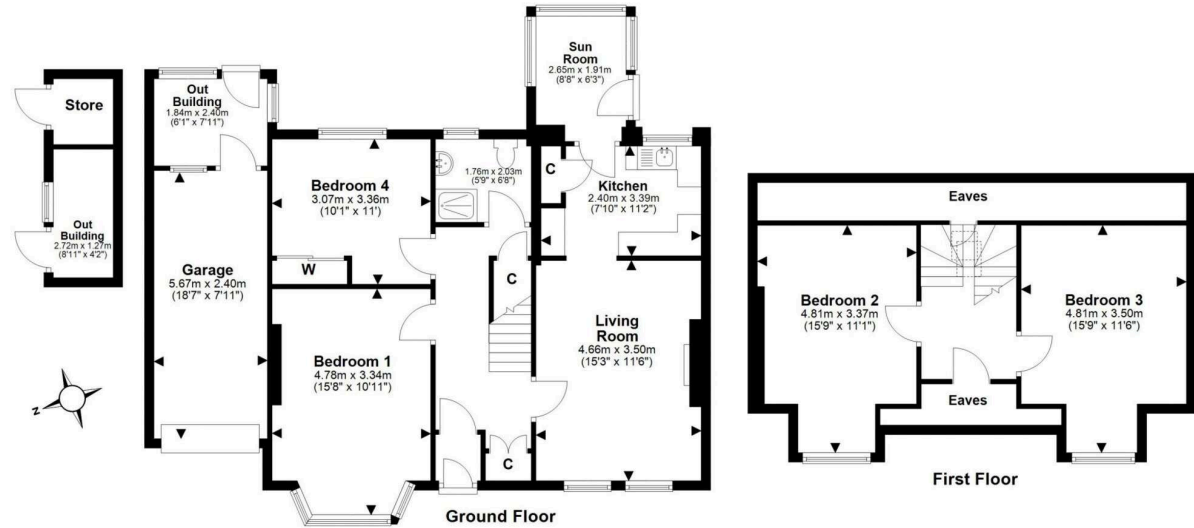


Council Tax F. Energy Rating D.

All fittings, fixtures, integrated kitchen appliances, fridge freezer, microwave, curtains, blinds wardrobe, sofa and chair will be included in the sale. The washing machine will not be included in the sale.

Liberton is a 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. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. 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 the 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.