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Offers Over

£320,000

23 Guardwell Crescent

Liberton | Edinburgh | EH17 7JA

Impressive and well-presented three-bedroom semi-detached villa quietly positioned within a peaceful pocket of the popular Guardwell development in Liberton. Boasting generous private parking, a single garage, and a fully equipped summerhouse, the property enjoys a convenient location close to excellent local amenities, reputable schooling, and superb transport links, making it an ideal home for growing families and professionals alike.

-  3 bedrooms
-  3 public rooms
-  1 bathroom
-  Summerhouse
Private gardens
-  Single garage & driveway
-  EPC Band - C
-  Council Tax Band - E



Description

The accommodation begins with an entrance vestibule leading into a welcoming hallway, where attractive tiled flooring extends throughout the entire ground floor. The bright and airy lounge enjoys a pleasant front-facing aspect and flows seamlessly into the heart of the home. The stylish kitchen/diner is well appointed with a range of integrated white goods and benefits from partial wall tiling in the splash areas, mood-setting under-unit lighting, and a useful understairs storage cupboard. There is ample space for dining furniture, making it a fantastic setting for everyday family life and entertaining. Leading directly from the kitchen is the delightful conservatory, a versatile additional reception room featuring French doors opening onto the rear garden and offering an excellent space to relax throughout the year. Completing the ground floor is a convenient W/C fitted with tiled flooring and a heated towel rail.



The first-floor landing incorporates a generous walk-in storage cupboard and provides access to the partially floored attic via a Ramsay ladder. The principal bedroom is a generous double featuring mirrored sliding wardrobes and lovely views towards Arthur's Seat. Bedroom two is another comfortable double, also benefiting from mirrored sliding wardrobes while offering additional space for freestanding furniture. Bedroom three is a well-proportioned single room with an integrated double cupboard, providing excellent flexibility as a child's bedroom, nursery, or home office. The family bathroom is fully tiled and fitted with both a separate rainfall shower enclosure and a bath, together with tiled flooring.

Further benefits include gas central heating and double glazing.

Gardens & Parking

Externally, the landscaped rear garden has been designed for low maintenance with an attractive patio area and benefits from an outdoor tap. A superb fully equipped summerhouse, currently utilised as a garden office, features French doors and offers excellent flexibility for a variety of uses. To the front and side, the property enjoys a substantial driveway providing off-street parking for four to five vehicles, together with a single garage.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





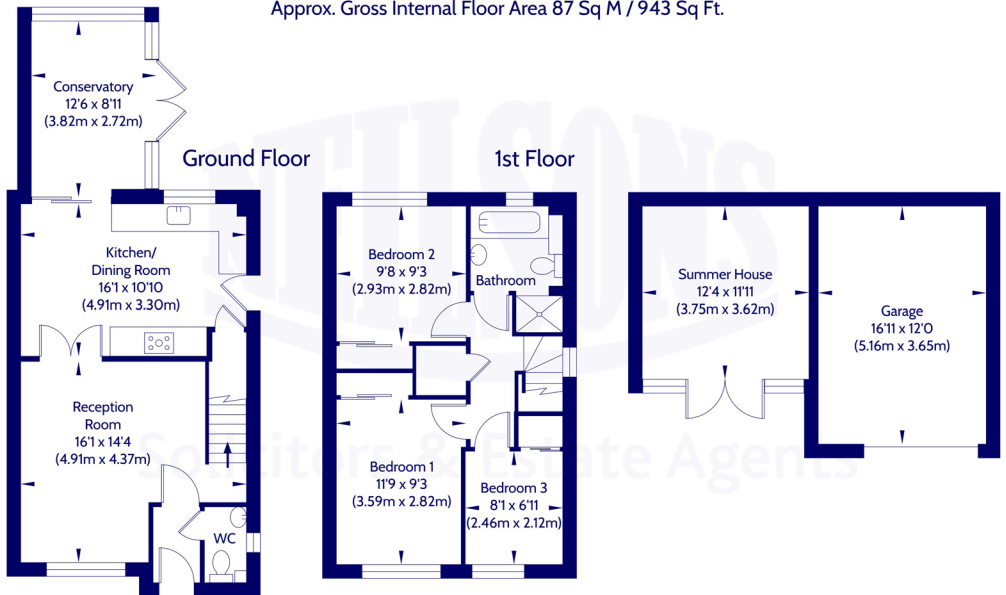
Location

Guardwell Crescent forms part of an established development off Gilmerton Road, in the popular area of Liberton, which lies to the south of Edinburgh's city centre. The property is well placed for access to many local shops and services, with Morrisons and Aldi supermarkets only a short walk away. Cameron Toll shopping centre, Straiton and Fort Kinnaid retail parks are all just a short drive away, offering a more extensive range of shopping requirements. Good public transport services operate to and from the city centre and surrounding areas, with the city bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include David Lloyd Shawfair with swimming pool and Hillend Dry Ski-Slope, as well as a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level. The property is also ideally placed for access to Edinburgh University's King's Buildings and the Royal Infirmary of Edinburgh at Little France.





Approx. Gross Internal Floor Area 87 Sq M / 943 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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- [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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