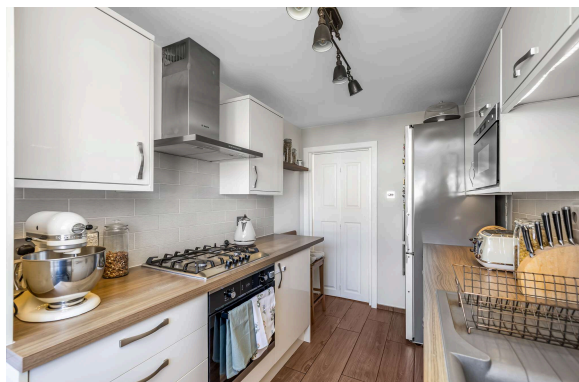
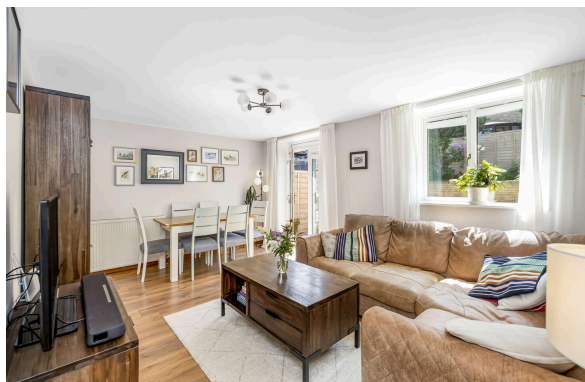




65 Glendinning Crescent,
LIBERTON | EDINBURGH | EH16 6DN


warners
solicitors & estate agents



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Liberton | Edinburgh | EH16 6DN

Simply stunning two-bedroom lower villa boasting south-facing rear garden, located in the popular residential district of Liberton, south of Edinburgh's city centre.

This outstanding home has been tastefully decorated to a high standard throughout and is presented to the market in move-in condition. Both bedrooms are well-sized doubles, with either room having the potential to be employed as a home office or gym, giving the property a good degree of flexibility. The living room is also of a good size, and from here access is provided to the south-facing rear garden which incorporates a wood decked area, ideal for enjoying the best of the summer sun.

The contemporary kitchen features gas hob and plenty of integral cupboard storage, and a shower room with WC completes the internal accommodation.

Offering immense appeal to a wide range of buyers including first-time purchasers, couples, young families or those looking to downsize, early viewing is essential to appreciate everything that this outstanding home has to offer.

- Two-bedroom lower villa
- Popular location
- Easy access to public transport
- Living room
- Two double bedrooms
- Kitchen
- Shower room with WC
- Front and rear garden
- On street parking

Council tax band B,
EPC rating C

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

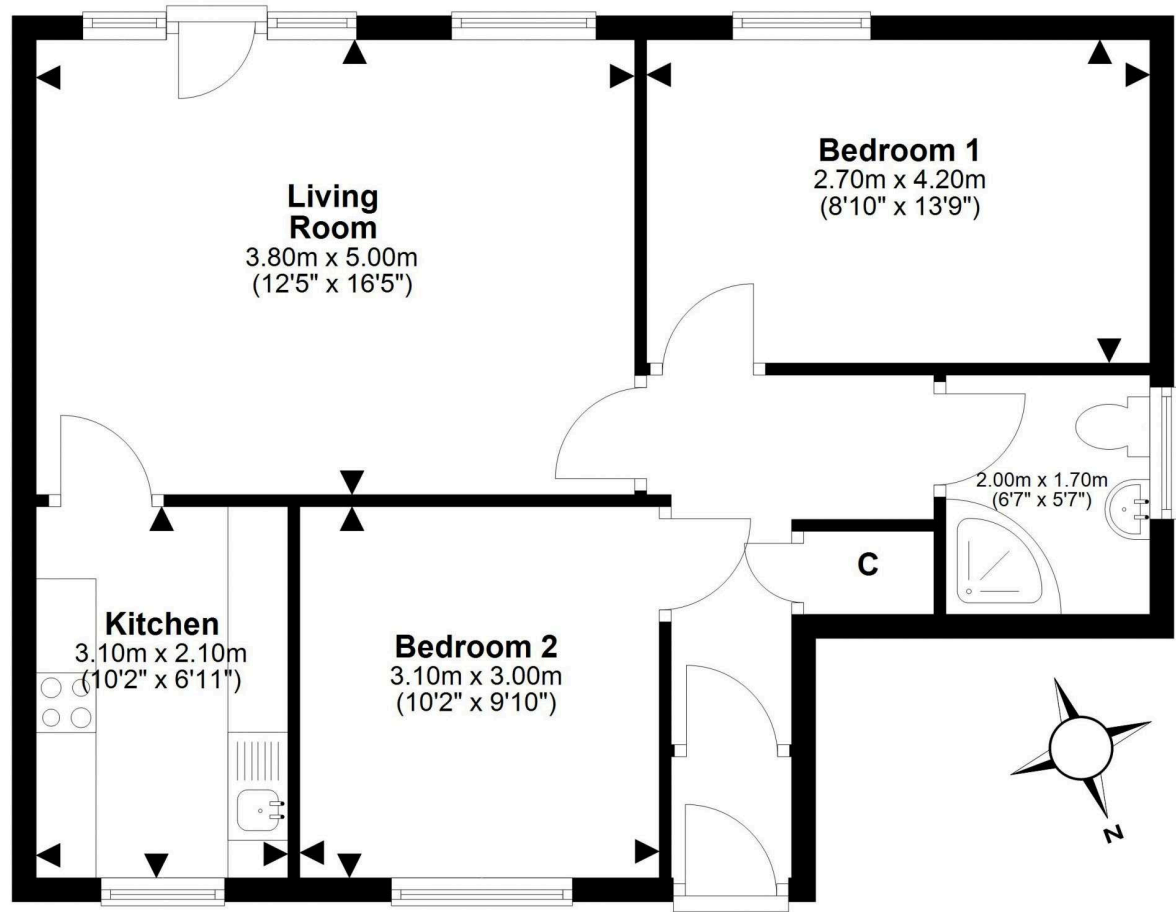


All fixtures, fittings, integrated kitchen appliances, will be included in the sale.

Blinds, curtains, washing machine, fridge freezer, tumble dryer, sofa & furniture in the living room & bedrooms & hall are available under separate negotiations.

Liberton is a sought after 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 including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and 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.