

COULTERS<sup>©</sup>



# 12 HAWKHEAD CRESCENT

LIBERTON, EDINBURGH, EH16 6LR

3 BED

2 BATH

2 PUBLIC



## TAKE A LOOK INSIDE

12 Hawkhead Crescent is bright, spacious and beautifully presented three bedroom maindoor upper villa, flooded with natural light throughout, located on a quiet residential street in the popular area of Liberton, to the south of the city centre. The home tastefully combines period features with modern style, whilst creating warm and welcoming spaces.

The property offers flexible accommodation and could easily be used as a four bedroom apartment if required.

## KEY FEATURES



Beautifully presented, bright and engaging upper villa.



Three spacious double bedrooms, one with en-suite.



Delightful enclosed & sunny private garden with shed.



Single garage and shared driveway.



Situated in the sought after area of Liberton.



An array of local amenities nearby.



EPC Rating - C



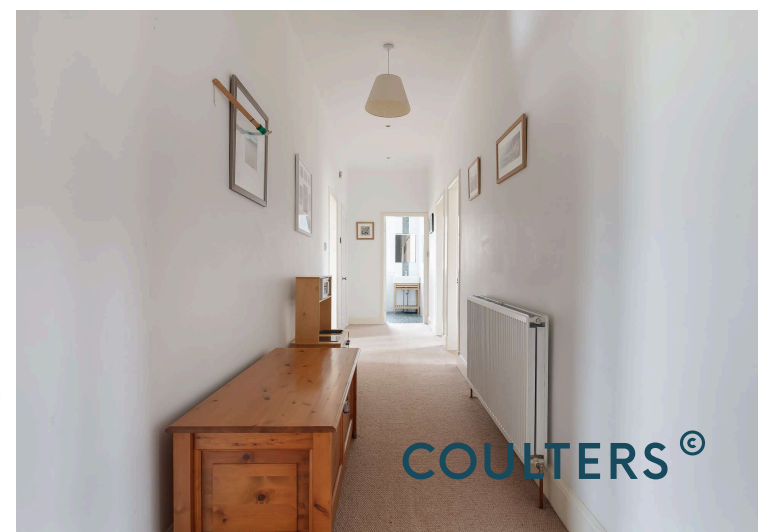
Council Tax Band - F



The front door opens on to an entrance vestibule and stairs with an impressively long hall. The bright, bay windowed sitting room has a view to the front of the property, with a mantelpiece creating a lovely focal point in the room.

With a delightful outlook to the rear of the house over the gardens, the generously sized dining room is a fantastic space for the inhabitants to come together. Filled with light, yet more bounces into the room from the original stripped and varnished floor.

The heart of the home is the stylish modern kitchen with beautiful base mounted cabinetry which incorporates a 5 ring dual fuel range cooker & dishwasher. A large cupboard provides additional storage, located by the back door and steps down to outside.





## CONTINUED...

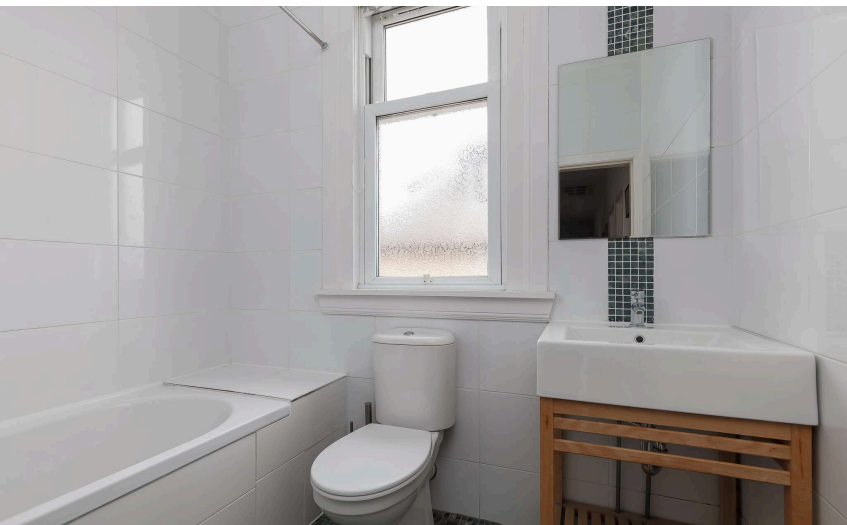
All three double bedrooms are very well proportioned, two of which are to the front of the property, whilst the other is to the rear. Double bedroom two also benefits from a sophisticated contemporary en-suite shower room (fitted with a shower, WC and wash hand basin). The family bathroom has a bath (with shower over), WC and wash hand basin. Overhead there is further storage in the form of a large attic which is floored and accessed by a pull down ladder.

Externally there is a delightful rear private garden, mainly laid to lawn bordered by raised beds and planters with well established plants. There is also a garden shed and a single garage.

## EXTRAS

The garden shed, all blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

Some additional items of furniture may be available by separate negotiation.







## THE LOCAL AREA

Hawkhead Crescent is located in the sought-after area of Liberton just south of Edinburgh city centre.

There are excellent local amenities including a bank, post office and local shops to cater for everyday needs. Further shopping can be found at Cameron Toll shopping centre where there is a Sainsbury's supermarket and high street retail outlets.

Liberton offers great outdoor activities where you can enjoy a leisurely stroll along Burdiehouse Burn or a walk at Braid Hills to enjoy the panoramic views of the city or a round or golf at Liberton Golf Club.

Regular bus services take you to the city centre and surrounding areas. It is also close to the Royal Infirmary and Edinburgh University`s Kings Buildings, with George Square and Old Quad campuses easily accessible. Newington with its excellent range of shops and amenities, is within easy reach.

The city by-pass is easily accessible, connecting to the Airport and Central Scottish motorway networks.

There is excellent schooling available in the area both in public and private sector for nursery to senior level.

**HOME REPORT VALUATION: £475,000**

Hawkhead Crescent,  
Edinburgh,  
Midlothian, EH16 6LR



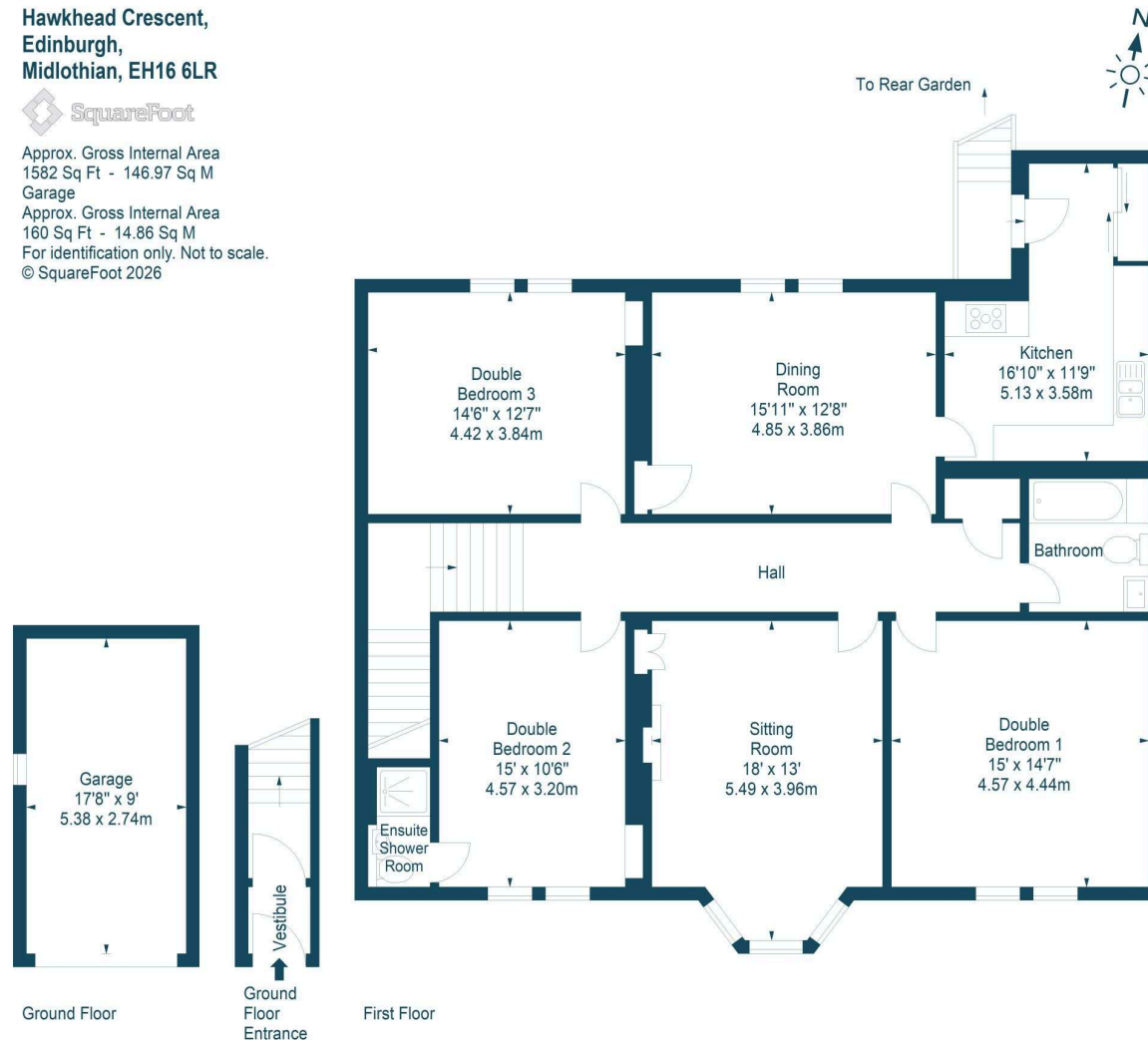
Approx. Gross Internal Area  
1582 Sq Ft - 146.97 Sq M

Garage

Approx. Gross Internal Area  
160 Sq Ft - 14.86 Sq M

For identification only. Not to scale.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.