










Offers Over
£400,000

220 Guardwell Crescent

Liberton | Edinburgh | EH17 7SJ

Set within a quiet and well-established residential development, this extended detached property presents an outstanding opportunity for family living. Beautifully maintained and thoughtfully enhanced, the home offers flexible and spacious accommodation, ideal for modern lifestyles. With enclosed rear gardens, off-street parking, and a peaceful setting, it combines practicality with comfort in a highly desirable location.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms Plus WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

The property opens into a welcoming hallway, complete with useful storage, a staircase to the upper level, and a convenient WC. To the front, the main reception room is bright and inviting, featuring a focal fireplace, a charming box bay window, and a carpeted finish that adds warmth. Double doors lead through to a formal dining area, which enjoys a pleasant outlook over the rear garden, perfect for entertaining or family meals. The fitted kitchen is well-appointed with ample wall and base units, integrated appliances, and stylish granite worktops, complemented by tiling to the splash areas. A separate utility room enhances functionality, providing additional workspace and storage. A dedicated study offers an ideal home office environment, perfect for remote working or quiet reading. Beyond this lies a fully insulated games room, a versatile space with double doors opening onto the garden. This room could easily be adapted to suit a variety of needs, such as a further bedroom, playroom, or home gym. Upstairs, the property boasts four generously sized double bedrooms. The principal bedroom, located to the front, benefits from triple mirrored built-in wardrobes and a modern en-suite shower room. A second double bedroom to the rear also includes triple mirrored wardrobes, while the remaining two double bedrooms are well-proportioned, one of which includes built-in storage. The family bathroom is fitted with a contemporary three-piece white suite, complete with a thermostatic shower, vanity storage, and a heated chrome towel rail.



The communal areas of the development are maintained by Trinity Factors, last year total was £100.30, this is reviewed annually.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. The hot tub may also be available for the purchaser.

Gardens & Parking

Externally, the rear garden is fully enclosed, offering a safe and private space for families. It features a patio area, low-maintenance artificial turf, and a designated space for a hot tub, which may be included in the sale. To the front, a driveway provides convenient off-street parking.

Viewing

Please contact Neilsons on 0131 625 2222.





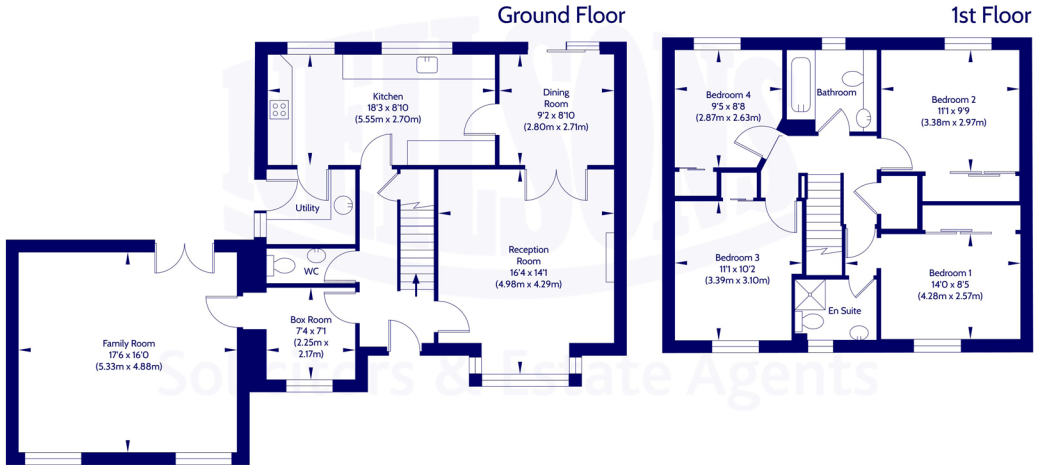
Location

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 Kinnaird 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 149 Sq M / 1614 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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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