











Offers Over

£420,000

19 Longformacus Road

Liberton | Edinburgh | EH16 6SD

Beautifully presented three-bedroom detached converted bungalow, quietly positioned on a peaceful residential street within the highly sought-after Liberton area. Boasting a garage, a substantial private rear garden, and excellent scope for future extension, the property is ideally located close to fantastic local amenities, reputable schooling, and superb transport links, making it an outstanding home for growing families.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Conservatory
-  Private gardens
-  Garage & driveway
-  EPC Band - D
-  Council Tax Band - F



Description

The accommodation begins with a welcoming entrance vestibule leading through to the central hallway. The bright and airy bay-fronted lounge enjoys an abundance of natural light and is enhanced by attractive window shutters and a stylish feature panel wall, creating a warm and inviting living space. The modern kitchen/diner is well appointed with a range of integrated white goods, together with ample space for a family-sized dining table and chairs. Finished with tiled flooring, mood-setting under-unit lighting, and splash panelling for easy upkeep, the room enjoys a bright dual-aspect outlook and ample space for everyday family life and entertaining. Flowing directly from the kitchen is the conservatory, another versatile reception space enjoying a dual aspect and offering excellent flexibility as a family room, dining area, or home office. There are two generous double bedrooms on the ground floor, both offering ample space for freestanding furniture and a variety of layouts. Bedroom two benefits from a beautiful bay window with fitted shutters together with a traditional Edinburgh press cupboard, while bedroom three enjoys a peaceful rear-facing aspect. Completing the ground floor is the smart family bathroom, fitted with a shower over the bath, tiled flooring, a combination of partial wall tiling and splash panelling, and a heated towel rail.

Occupying the entire upper level is the impressive principal bedroom, a generously proportioned triple-aspect room featuring Velux windows, useful eaves storage, and wonderful views towards both Edinburgh Castle and Arthur's Seat. A convenient two-piece W/C serves the principal bedroom and is finished with splash panelling around the wash hand basin.

Further benefits include gas central heating and triple glazing (excluding the conservatory and Velux windows).



Gardens & Parking

Externally, the front garden has been hard landscaped for ease of maintenance, while the substantial rear garden is predominantly laid to lawn with a sizeable patio seating area, providing a fantastic outdoor space for families to enjoy and offering exciting potential to further extend the property, subject to the necessary planning consents. A single garage with electric door and a private driveway provide off-street parking, with additional unrestricted on-street parking available for residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated induction hob, and oven, window shutters, lounge media wall (excluding TV), light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





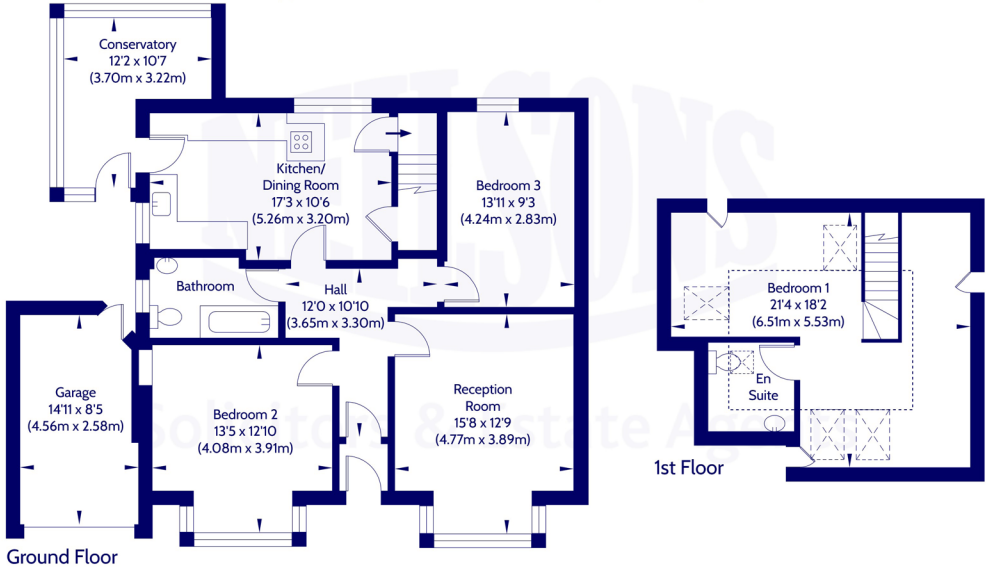
Location

The property is situated in the popular Liberton district of Edinburgh which lies approximately four miles south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills. Education is well catered for from primary to secondary level and there are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses. The accommodation is within close proximity to excellent commuter links to Edinburgh City Centre and beyond via the City by-pass and a frequent bus service. There are some local shops nearby to meet day to day needs and further amenities can be found at Straiton Retail Park and Cameron Toll shopping centre which is only a short drive away





Approx. Gross Internal Floor Area 110 Sq M / 1184 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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