

KILGOUR

PROPERTY



14 Lockerby Crescent, Edinburgh, EH16 6XP





- Lounge
- Kitchen
- Dining Room
- Conservatory
- 3 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Garage
- Private Gardens
- Council Tax – Band E
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

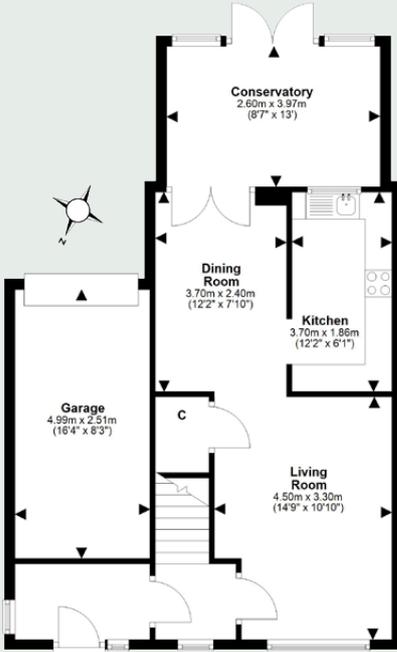
Description

A very well presented end terraced property that is set within a popular and sought after development that is close to amenities and very well placed for commuting. The property benefits from gas central heating and is double glazed throughout. Externally there are well maintained gardens to the front and rear.

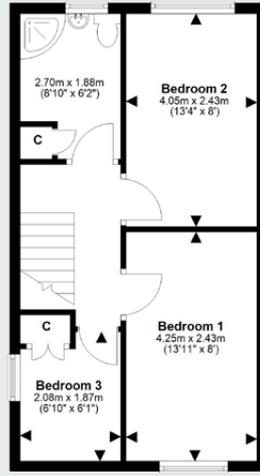
Location

Liberton is a sought-after area in the south of Edinburgh approximately four miles from the City Centre. The location is particularly well suited to family living with its excellent amenities close by. There is a good choice of shopping outlets including the Cameron Toll Shopping Centre and Straiton Retail Park 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 by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.



3 3 1 B 
AD
BC
EPC BANDE 
COUNCIL TAX BAND

Ground Floor



First Floor



Lounge	14'9 x 10'10	4.50m x 3.30m
Kitchen	12'2 x 6'1	3.70m x 1.86m
Dining Room	12'2 x 7'10	3.70m x 2.40m
Conservatory	13'0 x 8'7	3.97m x 2.60m
Bedroom 1	13'11 x 8'0	4.25m x 2.43m
Bedroom 2	13'4 x 8'0	4.05m x 2.43m
Bedroom 3	6'10 x 6'1	2.08m x 1.87m
Shower Room	8'10 x 6'2	2.70m x 1.88m
Garage	16'4 x 8'3	4.99m x 2.51m







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