





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



5 Leadervale Road
Edinburgh, EH16 6PB

Ideal family home
Exceptional elevated views to the front
Garage and off road parking
Modern bathroom and kitchen/breakfast room
Neutral décor throughout
Offers Over £475,000
Home Report: £485,000
EPC: Band D
Council tax band: F

5 Leadervale Road is a charming three-bedroom semi-detached home, set within the popular and well-established area of Liberton. Previously extended, the property now offers enhanced, modern living, with a two-storey extension enlarging the dining kitchen and creating a more spacious bathroom upstairs. An ideal family home and well suited for commuting, this is a home that must be viewed to be fully appreciated.

Upon entering, the original parquet flooring adds a touch of period character and warmth. The bright and spacious living room provides a versatile setting, with ample space for both relaxation and dining. Bi-fold doors offer the option to separate the areas, while large windows to the rear, combined with front-facing light, ensure the room is filled with natural light throughout the day. The modern kitchen is well-appointed with high-end appliances, including a Neff Slide & Hide oven, and features a range of contemporary wall and base units, offering excellent storage. This stylish and functional space is ideal for both everyday living and entertaining. The kitchen has an opening into the breakfasting/dining area.

Upstairs, the property offers three bedrooms, all benefiting from built-in wardrobes. The principal bedroom, positioned to the front, enjoys an elevated outlook across Liberton and towards Arthur's Seat. The generously sized bathroom is fitted with a four-piece suite, including a deep bath, walk-in tiled shower, and modern vanity units, creating a comfortable and well-designed space for relaxation.

Externally, the home occupies a substantial corner plot. The front garden is predominantly laid to lawn and complemented by colourful, well-stocked borders. To the rear, a low-maintenance patio area, accessed directly from the living room—provides an ideal space for outdoor dining and entertaining. A detached single garage, complete with power, lighting, and an electric up-and-over door, offers secure storage for bikes, garden equipment, and more. The garage is also suitably sized to accommodate a small car, if required.

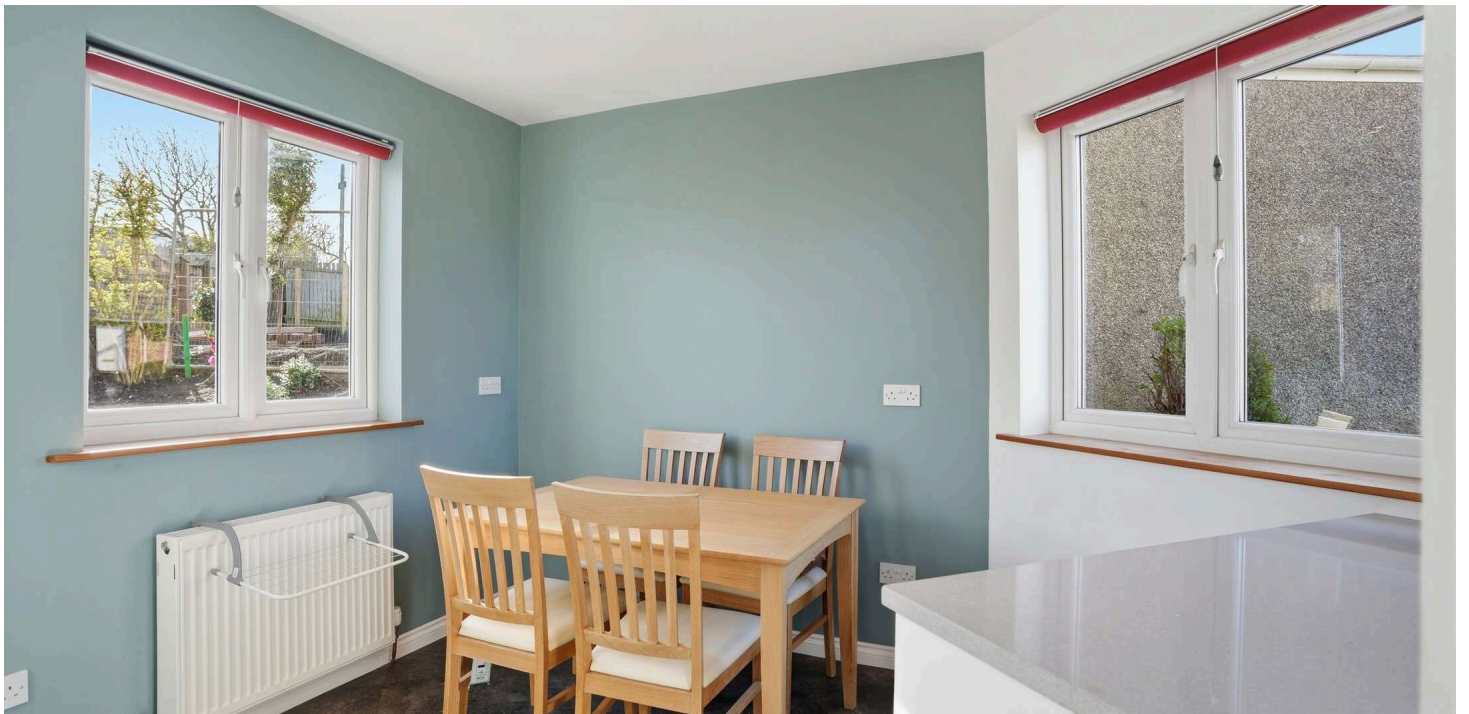
Location:

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

Agents note:

All fitted curtains, blinds, carpets and fitted lights will be included within the sale.

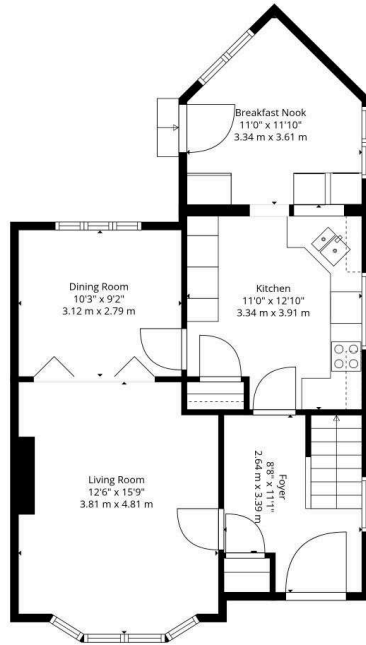
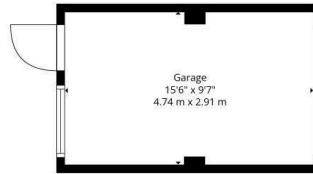




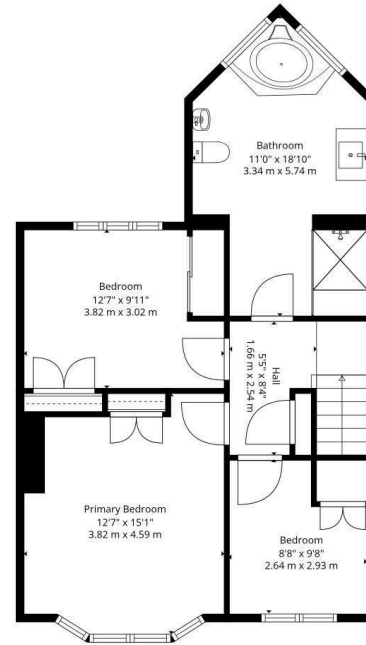








1st Floor



2nd Floor



TOTAL: 1279 sq. ft, 119 m2
 1st floor: 634 sq. ft, 59 m2, 2nd floor: 645 sq. ft, 60 m2
 EXCLUDED AREAS: GARAGE: 150 sq. ft, 14 m2, WALLS: 127 sq. ft, 12 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



PROPERTY DEPARTMENT
 7a Dundas Street Edinburgh EH3 6QG
 Telephone: 0131-225 4082 Fax: 0131-556 2079
 Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk





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