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Offers Over

**£390,000**

## 232 Guardwell Crescent

Liberton | Edinburgh | EH17 7SJ

Impressive and well-presented four-bedroom detached villa pleasantly positioned within a quiet pocket of the popular Guardwell development in Liberton. Conveniently located close to excellent local amenities and transport links, this superb family home offers generous living space, flexible accommodation and attractive private gardens.

-  4 bedrooms
-  3 public room
-  2 bathroom
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - F



## Description

A welcoming entrance hallway provides access to the ground floor accommodation. The spacious and bright lounge enjoys a pleasant outlook and features double doors leading through to the formal dining room, creating an ideal flow for both everyday living and entertaining. The modern kitchen is well equipped with a range of integrated and freestanding white goods, under-unit lighting, partially panelled splashback areas and a useful storage cupboard. Sliding doors from the dining room open directly onto the rear garden. Further enhancing the ground floor is a second reception room, formed from a garage conversion and accessed from the kitchen, offering excellent flexibility as a family room, home office or playroom. Completing this level is a convenient two-piece WC with partial tiling and heated towel rail.

The upper landing provides access to a partially floored attic and an additional storage cupboard. The principal bedroom is a well-proportioned front-facing double featuring integrated sliding mirrored wardrobes and a stylish en-suite shower room with rainfall shower, step-in cubicle, partial tiling and heated towel rail. Bedrooms two and three are both generous rear-facing doubles with integrated wardrobes, while bedroom four is a large single room also benefitting from fitted storage and flexible usage options. The family bathroom is fitted with a shower over bath, rainfall shower fitting, partial tiling and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Gardens & Parking

Externally, the property boasts an attractive monoblock driveway to the front providing off-street parking. The enclosed rear garden is a particular highlight, featuring a patio seating area, decorative chipstone borders, mature shrubs, a tranquil pond with waterfall feature, garden shed and convenient side access gate. There is also an electric car charging point at the side of the property.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, washing machine, and dishwasher, freestanding fridge-freezer, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.







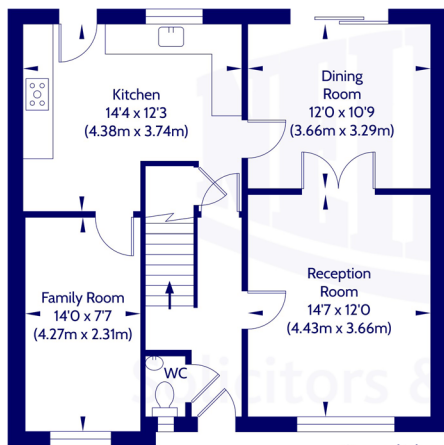
## Location

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.

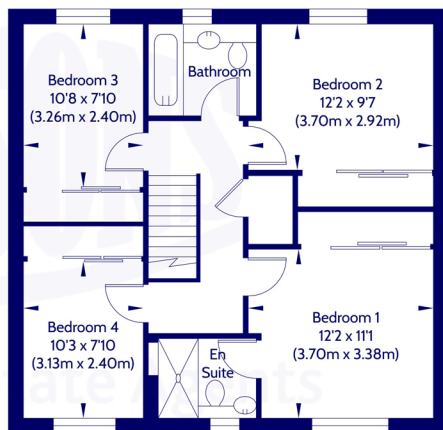




Approx. Gross Internal Floor Area 128.9 Sq M / 1387 Sq Ft.



Ground Floor



1st Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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