










Fixed Price

£610,000

6 Rowieston Drive

Liberton | Edinburgh | EH17 8WL

This impressive, beautifully presented executive detached villa forms part of a stunning modern development built by David Wilsons Homes, lying on the periphery of Edinburgh South, close to excellent amenities and transport links. Commanding a large plot, with stunning landscaped rear garden, front garden, double driveway and detached double garage, this fantastic home offers a great deal of versatility tailored to modern family living and is offered to the market in true turn-key condition.

-  5 Bedrooms
-  3 Public rooms
-  3 Bathrooms & WC apartment
-  Private Gardens
-  Double driveway & double garage
-  EPC Rating – B
-  Council Tax Band - G



Description

The stylish and elegant interior is beautifully enhanced by an abundance of natural light throughout and comprises a welcoming reception hallway with staircase to the upper level, a useful storage cupboard, and a convenient two-piece WC. To the rear, a delightful reception room enjoys a peaceful outlook over the garden, with French doors providing direct access outside. Undoubtedly the heart of this impressive home is the stunning 21ft open-plan kitchen/dining/family room with further access to the rear garden, thoughtfully designed to create a seamless flow between indoor and outdoor living. The kitchen is fully fitted with a comprehensive range of wall and base units, complemented by quality worktops and integrated appliances including a five-ring gas hob, double oven with grill, dishwasher and fridge freezer. A separate utility room, accessed from the kitchen, offers additional practicality and leads to the side garden. A spacious and versatile family room, also suitable as a fifth bedroom, is located to the front with an adjacent formal diningroom, currently utilised as a home office, which can also be accessed from the kitchen/utility area. The upper level hosts four well-proportioned double bedrooms. The impressive principal bedroom features fitted mirrored wardrobes and a contemporary four-piece en-suite bathroom. Bedroom two benefits from fitted wardrobes, a cleverly designed dressing area, and its own en-suite. The remaining two bedrooms are generous with one fitted with built-in wardrobes, offering excellent storage throughout. Completing the accommodation is a stylish four-piece family bathroom, fitted with a modern white suite, with separate shower enclosure. Further benefits include a part floored attic with Ramsay ladder, gas central heating system, double glazing and solar panels.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, double oven, integrated fridge freezer and dishwasher.

Externally

To the front of the house is a well-tended garden with lawn and low level hedge. Located to the side of the house is a double monoblock driveway which leads to the detached double garage, providing secure off-street parking/overspill storage. Undoubtedly one of the standout features of this wonderful home, is the large, fully enclosed landscaped rear garden. The current owners have cleverly adapted the space to create a delightful setting for all the family to enjoy with an expanse of lawn, large paved patio with planters, built-in seating and mood lighting with an area to the far side laid with bark, perfect for a childrens play area.

Factors

Ross & Liddell are the Factoring Agents for the development to which a fee of approx. £50-£100 per ½ yearly is payable for the upkeep of the communal garden grounds within the estate.

Viewing

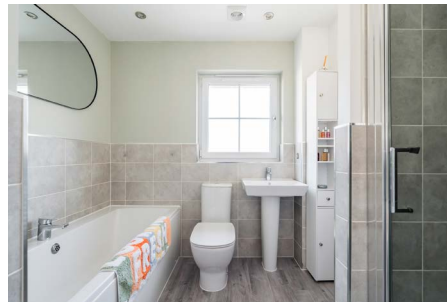
By appointment with Neilsons on 0131 625 2222.





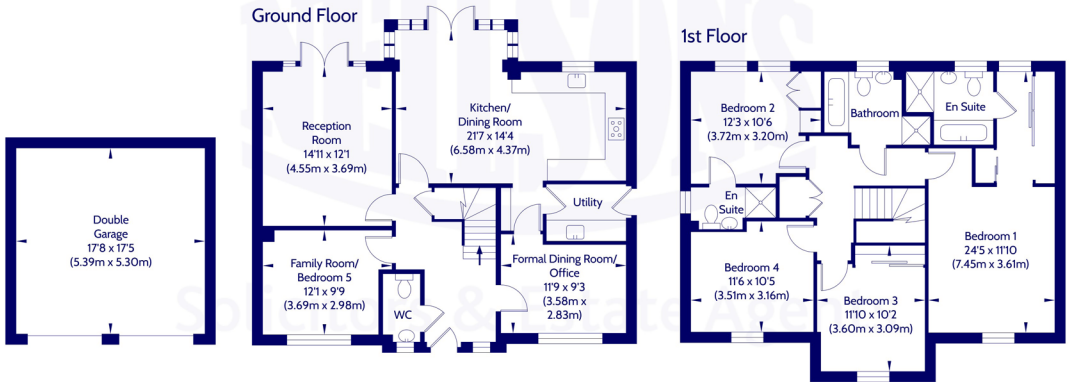
Location

Rowieston Drive forms part of an established modern development built by David Wilson Homes, lying on the periphery of Edinburgh south, approximately six miles from Edinburgh's City Centre. The property is well placed for access to excellent amenities including the nearby Straiton Retail Park, which hosts popular restaurants together with a wide range of high street named shops and services including a Sainsbury supermarket and M&S food hall. Regular bus services lead to and from the City Centre and surrounding areas and the area is particularly convenient for easy access to the City Bypass which links with the A1, M8/M9, Edinburgh International Airport and the Queensferry Crossing. Good schooling is available within the vicinity ranging from nursery to secondary level with Edinburgh University's King's Building campus and The Royal Infirmary hospital are both within easy reach. There are many recreational/leisure facilities in the area including Gracemount Leisure Centre with swimming pool and there are many popular golf courses on hand together with Midlothian Snowsports Crescent at Hillend.





Approx. Gross Internal Floor Area 164 Sq M / 1759 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.



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



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