










Offers Over
£380,000

207 Guardwell Crescent

Liberton | Edinburgh | EH17 7SL

Forming part of a sought after modern development in Liberton, this impressive four bedroom detached villa offers generous, adaptable living space, finished to an excellent standard throughout. Ideally positioned for easy access to local amenities, transport connections and nearby green spaces, the property also benefits from private gardens and a garage, making it perfectly suited to family living.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Garage & driveway
-  EPC rating – C
-  Council tax band - F



Description

Presented to the market in true move in condition, you enter the property and to your right is the bright and airy lounge with electric fire, which then flows seamlessly into the dining room which has direct access to the garden. There is a stylish kitchen with a range of wall and base units with co-ordinated worktops, splashback tiling, and understairs storage, and a useful utility room, also offering garden access and a handy WC.

Carpeted stairs lead you to the first floor landing with storage cupboard, and the principal bedroom with built in wardrobes and en-suite shower room. There are three further bedrooms – two of which have built in wardrobes, and a fully tiled family bathroom with a white suite, shower over the bath, and heated towel rail. The property further benefits from a partially floored attic accessed via a Ramsay ladder, gas central heating, and double glazing.



Extras

Included in the sale will be the 5 ring gas hob and electric smart oven, integrated fridge/freezer, washing machine, and dishwasher, and garden shed.

Gardens and Parking

A neatly manicured lawn to the front creates an attractive first impression, while to the rear, a fully enclosed garden offers an excellent outdoor space. Laid mainly to lawn and complemented by two patio areas, it provides the perfect setting for outdoor dining in the warmer months, as well as a safe and secure place for children and pets to play. There is a garage with up and over door, power and light, together with a double driveway providing off street parking, in addition to ample on street parking.

The communal grounds around the development are maintained by Trinity Factors at a cost of approximately £92 per annum.

Viewing

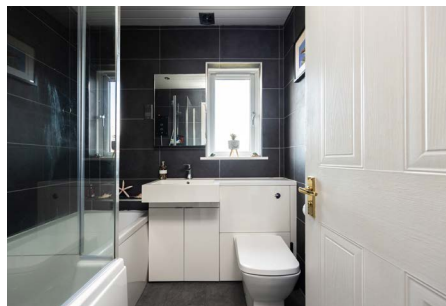
By appointment through Neilsons (0131 625 2222).





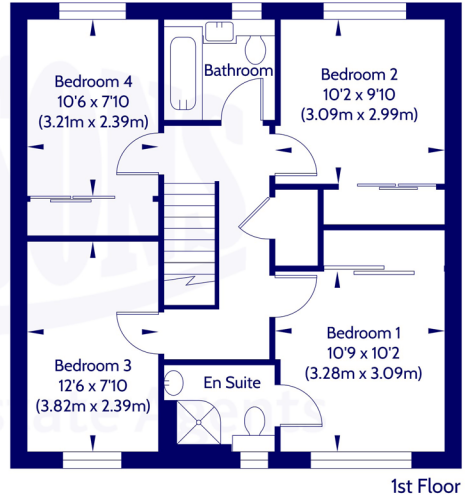
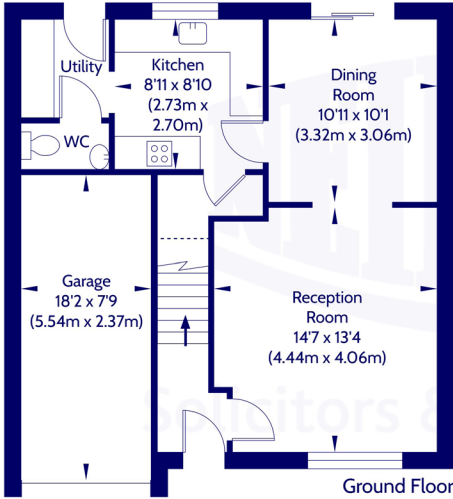
Location

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 facilities. Good public transport services operate to and from the city centre and surrounding areas, with the city bypass 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 108 Sq M / 1153 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.



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