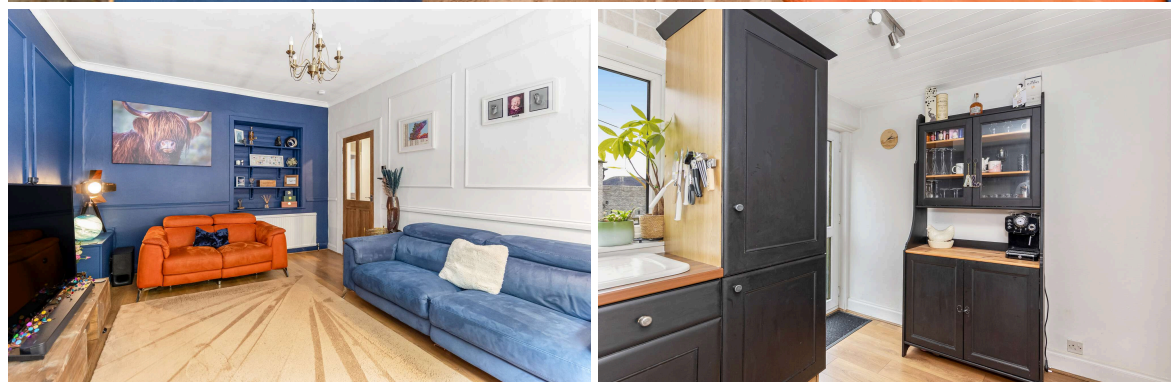




54 Kingston Avenue,
LIBERTON | EDINBURGH | EH16 5SW


warners
solicitors & estate agents



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Nestled within the popular Liberton district of Edinburgh, this delightful three-bedroom mid-terraced bungalow offers bright and spacious accommodation ideally suited to a range of buyers, including first-time purchasers, professionals, downsizers and families. Conveniently positioned on Kingston Avenue, the property enjoys excellent access to local amenities, reputable schooling and regular public transport links to Edinburgh city centre.

The accommodation is thoughtfully arranged on one level and comprises a welcoming entrance hallway leading to a generously proportioned living room, providing an inviting space for both relaxing and entertaining. The well-appointed kitchen offers ample storage and workspace, while three comfortable bedrooms provide flexible accommodation, with one easily adaptable as a home office, nursery or dining room if desired. A contemporary bathroom completes the internal layout. The property also has a basement giving scope to extend.

- Three bedroom mid terraced bungalow
- Basement giving potential for extending
- Close to local amenities
- Excellent transport links
- Double Glazing
- Gas central heating

Council Tax Band E, Energy rating D

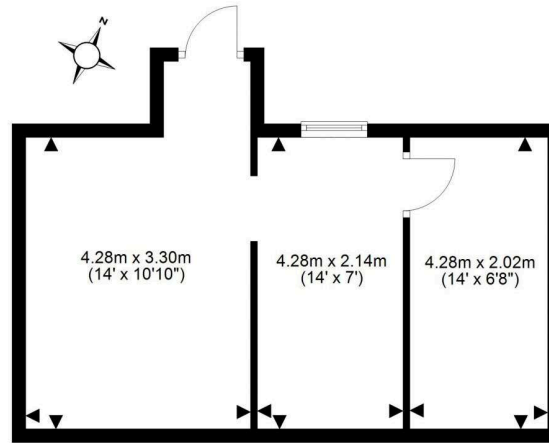
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, blinds and wardrobe in the master bedroom will be included in the sale.

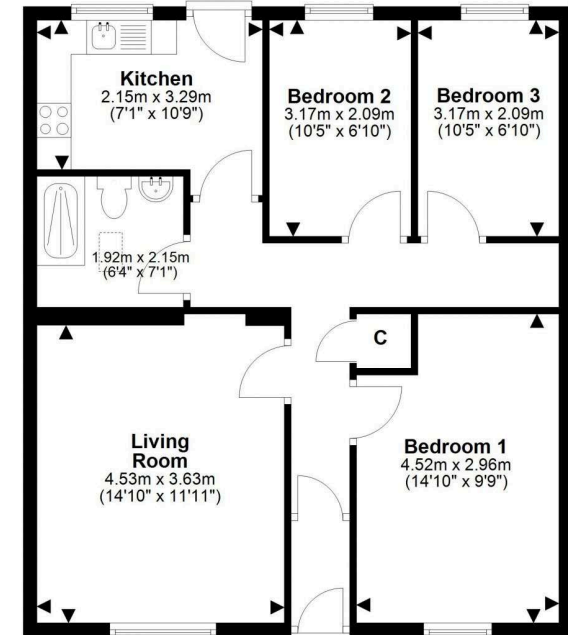
Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer 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





Basement

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



Ground Floor