










20 Orchardhead Road

Liberton | Edinburgh | EH16 6HL

An excellent opportunity has arisen to purchase this impressive, generous sized semi-detached villa with secluded private gardens, driveway and garage, peacefully situated within a sought-after street in the popular residential area of Liberton. Close to excellent local amenities, idyllic green spaces and transport links, this flexible family home boasts excellent sized accommodation, and internal viewing is highly recommended to be fully appreciated.

-  4 Bedrooms
-  2 Public Rooms
-  1 Bathroom
WC
- Utility Room
-  Private Gardens
-  Driveway & Garage
-  EPC Band - D
-  Council Tax Band - G



Description

The property which now benefits from a degree of modernisation but yet provides fantastic potential in brief comprises; entrance porch leading to welcoming entrance hallway, generously proportioned and bright bay-windowed reception room with door providing direct access to the rear, light and airy bay-windowed family room pleasantly overlooking the front, well proportioned dining room/bedroom 4, stylish fitted kitchen with pantry, useful utility room with WC off and access to the side, fantastic sized bay-windowed principal bedroom boasting lovely views across to Arthur's Seat, two further good sized bedrooms and family bathroom with bath and separate shower cubicle.



Extras

All fitted floor coverings will be included in the sale.

Gardens, Garage & Driveway

A real feature of this property is the beautifully maintained, generous sized mature private garden located to the rear which offers a high degree of privacy and a beautiful place to enjoy outside dining/relaxing.. A further section of immaculate garden ground is positioned to the front together with a driveway providing off-street parking leading to the single garage.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Liberton is an established and much sought after residential district to the south of Edinburgh's City Centre with ample local shops and services to provide for day to day needs. Close by, The Cameron Toll Shopping Centre offers Sainsburys and Aldi supermarkets along with a gym and a good selection of high street named stores and further shopping can be found at Straiton Retail Park which is a short drive away. Local schooling is available from nursery to secondary level with many of Edinburgh's private schools also within easy reach, as is The University of Edinburgh King's Buildings complex and the main university campus. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Royal Commonwealth Swimming Pool, Hillend Ski Centre, Gracemount Leisure Centre and many beautiful walks in the surrounding Braid and Pentland Hills, Blackford Hill and the Royal Observatory.





Approx. Gross Internal Floor Area 176.27 Sq M / 1897 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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