



7 Lockerby Grove  
LIBERTON | EDINBURGH | EH16 6RU

  
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Rarely available and well-presented four-bedroom semi-detached villa quietly positioned on a well-established residential street in a popular area, close to a good range of local amenities and excellent transport links.

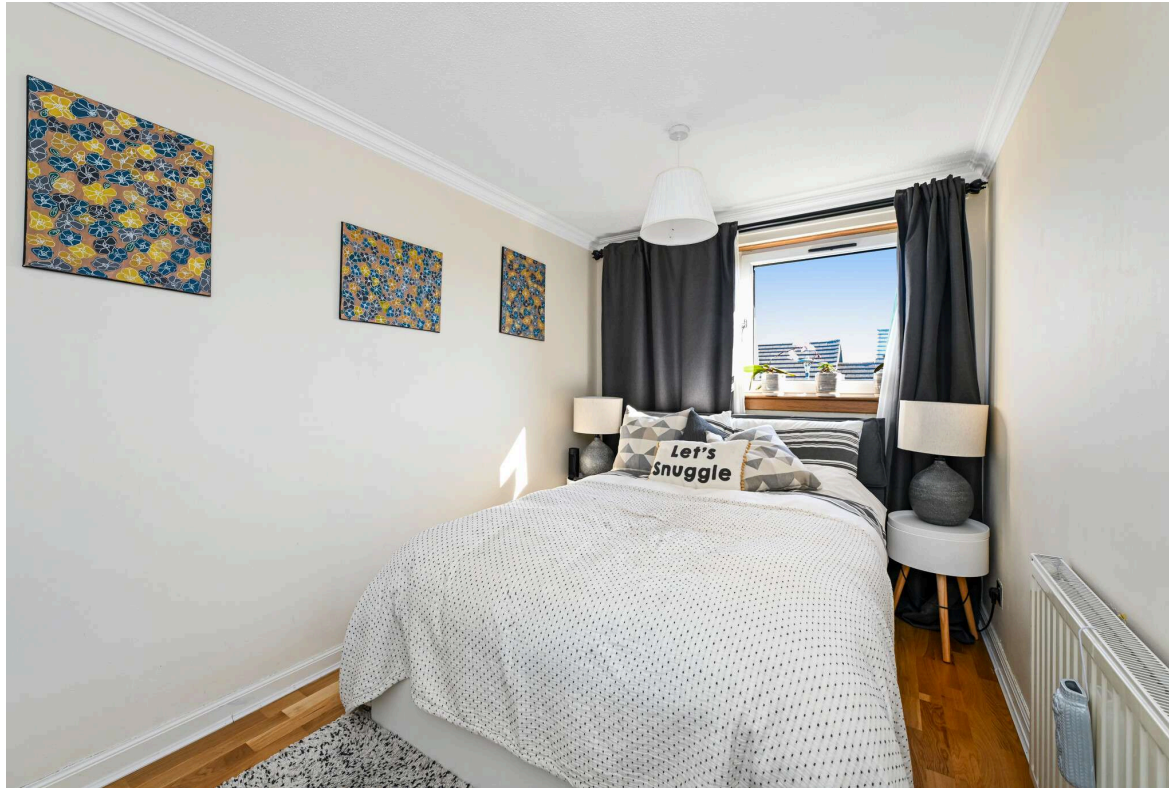
Located in the sought after area of Liberton to the South of the city centre, this well-presented property that has been extended by the current owner and has a large private garden, driveway and single garage. The property comprises a spacious kitchen/dining room with a large dining area and patio door leading out to the rear landscaped garden. The kitchen currently comprises a fridge/freezer, oven, hob, fan and dishwasher. Also downstairs is the bright and spacious living room, a well-proportioned bedroom and a downstairs WC/utility room. Upstairs there are three further well-proportioned bedrooms and completing the accommodation is the bathroom with waterfall shower over the bath and a heated towel rail. The property also benefits from a fully floored versatile attic currently used as a cinema room, a driveway, a garage and a large private landscaped garden with a patio. Early viewing is highly recommended.

- Well-presented Four-bedroom home
- Bright and spacious Living room
- Well-appointed dining kitchen with access to rear garden and the garage
- Four well-proportioned bedrooms
- Stylish bathroom
- Attic currently used as a cinema
- Gas central heating and double glazing
- Private garden
- Driveway and garage
- Downstairs WC/utility room

Extras included in this sale will be light fittings, blinds, induction hob, and integrated dishwasher. The fridge will also be available in the sale but no warranties will be provided.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the popular Liberton area of Edinburgh, which lies some 4 miles south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park also within easy reach. Schooling is well represented from nursery to senior level. The property is also ideally positioned for the Royal Infirmary and the Scottish Parliament. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also close by.

Energy rating C, Council tax band E. Factor is managed by Lockerby association and costs around £100 per year





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.