

## SPACIOUS MID-TERRACE HOUSE

This mid-terrace house promises spacious accommodation and contemporary interiors that are in excellent decorative order. The three-bedroom property further benefits from two reception rooms, a quality kitchen and shower room, and a southwest-facing garden. It is located at the end of a peaceful cul-de-sac in sought-after Liberton, and is set within easy reach of Liberton Hospital, local schooling and amenities, and public transport links.

Stepping into the home, a naturally-lit entrance hall welcomes you in before leading right into the living room. This reception area has spacious dimensions for a good selection of comfortable lounge furnishings. It is bright and airy, and enjoys light neutral décor and a tasteful accent wall. It is finished with a plush carpet, and has a built-in cupboard for on-hand storage. The dining room is openly accessed from here, providing a delightful setting for family meals, as well as direct access to the garden for summer barbecues. The kitchen is conveniently next door, fitted with modern cabinets and worksurfaces that are arranged in an L-shape. It is an attractive design that is further enhanced by slim-line splashbacks. Upstairs leads to the three bedrooms, which are comprised of two doubles and one single. All the rooms enjoy neutral décor and soft carpets, while the principal bedroom further boasts the largest proportions and a built-in wardrobe. A modern three-piece shower room, with an over-sized shower and a built-in cupboard, completes the accommodation.

Outside, the home has a lovely low-maintenance garden that is fully enclosed and with a sunny, southwest-facing aspect. In addition to unrestricted on-street parking, the property comes with a private parking space, located at the entrance to the cul de sac, beside private garages.

Extras: integrated kitchen appliances (ceramic hob, oven, and dishwasher), a fridge/freezer, a washing machine, and a tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Spacious mid-terrace house
- In excellent decorative order
- Cul-de-sac setting in Liberton
- Near amenities & schooling
- Naturally-lit entrance hall
- Spacious living room
- Dining room with garden access
- Modern fitted kitchen
- Two double bedrooms
- One single bedroom
- Modern 3pc shower room
- Southwest-facing garden
- Private parking space
- Unrestricted on-street parking

EPC RATING:

C

COUNCIL TAX BAND:

D

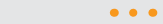
## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

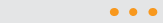
## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



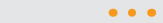
## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



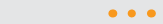
## EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008

## LIBERTON, EDINBURGH

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

