

# 18 TALLA STREET

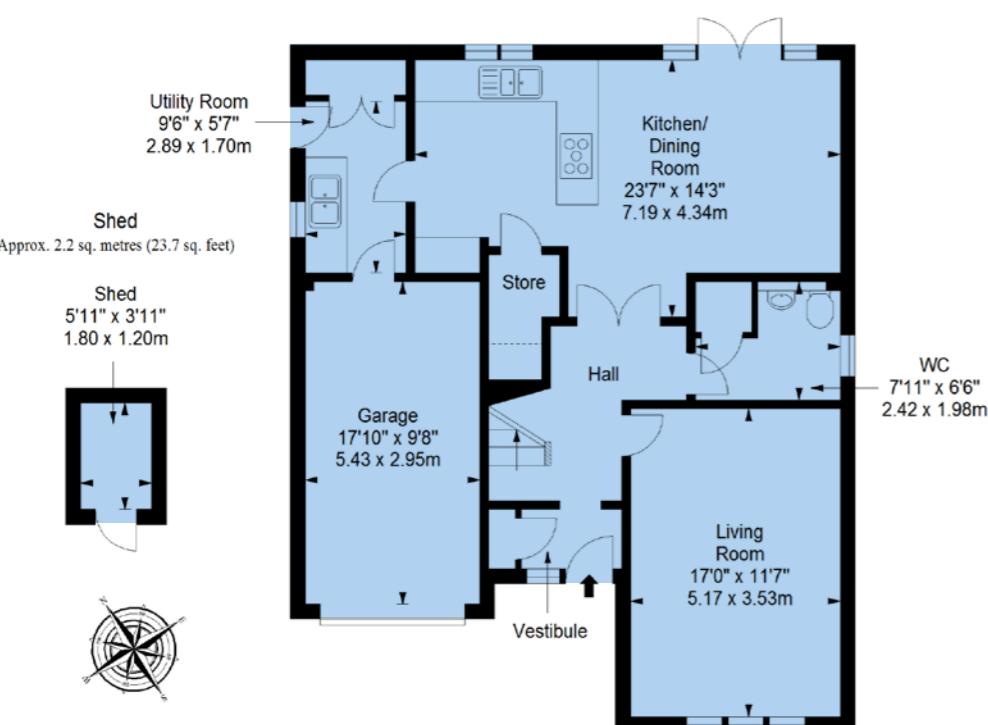
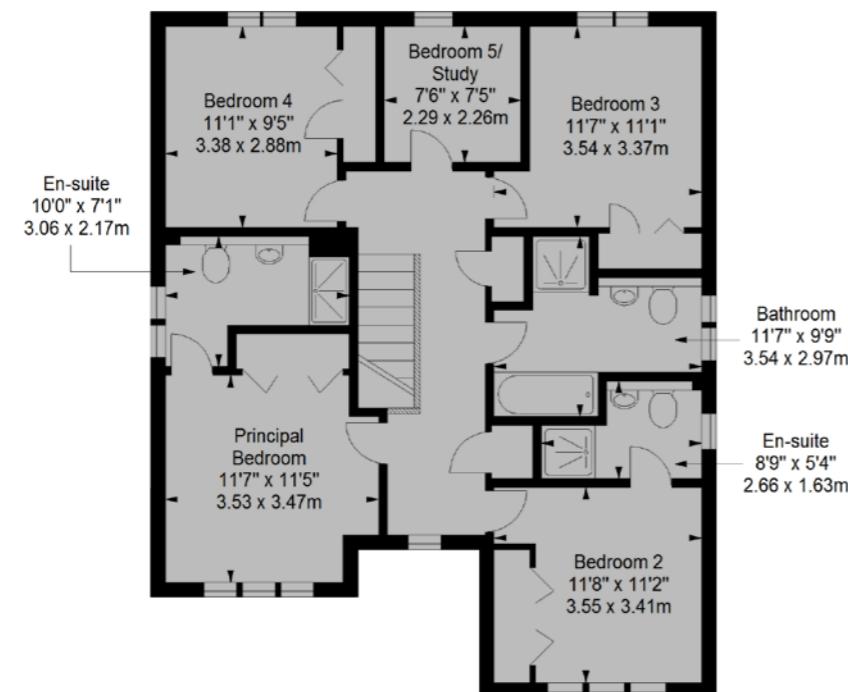
Edinburgh, EH16 6FL



<b>PROPERTY NAME</b> 18 Talla Street	<b>LOCATION</b> Edinburgh, EH16 6FL	<b>APPROXIMATE TOTAL AREA:</b> 179 sq. metres (1934 sq. feet)
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**GROUND-FLOOR** **FIRST-FLOOR**

The floorplan is for illustrative purposes.  
All sizes are approximate.



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## Living room

The living room is situated to the front of the property and benefits from a southwest-facing aspect...

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## Kitchen/dining room

The open-plan kitchen and dining room is situated to the rear of the property, with French doors opening out onto the back garden...

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## Bedrooms

The bedrooms can all be found on the first floor, accessed via an airy landing with built-in storage...

**21**

## Washrooms

The en-suite shower rooms both come with shower enclosures and WC-suites...

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## Gardens & parking

Externally, the house is complemented by a large rear garden, predominantly laid to lawn and featuring a paved area...

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## Area

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...



# Welcome to 18 TALLA STREET

This generous detached house forms part of a sought-after CALA Homes development in Liberton and enjoys a reception room, a dining kitchen, five bedrooms, two en-suite shower rooms, a family bathroom, and a separate WC, plus a large garden, an integral single garage, and a private driveway.

## GENERAL FEATURES

Generous detached house in Liberton  
Part of the sought-after CALA Homes Liberton Grange development  
Spacious and flexible accommodation  
Neutral décor throughout  
EPC Rating - B | Council Tax band - G

## ACCOMMODATION FEATURES

Vestibule with storage and hall with WC  
Southwest-facing living room  
Large open-plan kitchen/dining room  
Contemporary, fully integrated kitchen with utility room  
Four double bedrooms  
One single bedroom/study  
Two en-suite shower rooms  
Additional four-piece family bathroom

## EXTERIOR FEATURES

Large rear garden  
Integral single garage  
Private double driveway

# VESTIBULE & HALL

## Welcome to 18 Talla Street

Representing a perfect home for growing families, this five-bedroom detached house is situated within a sought-after development in Liberton, close to all the area has to offer and just a few miles from the heart of the city.

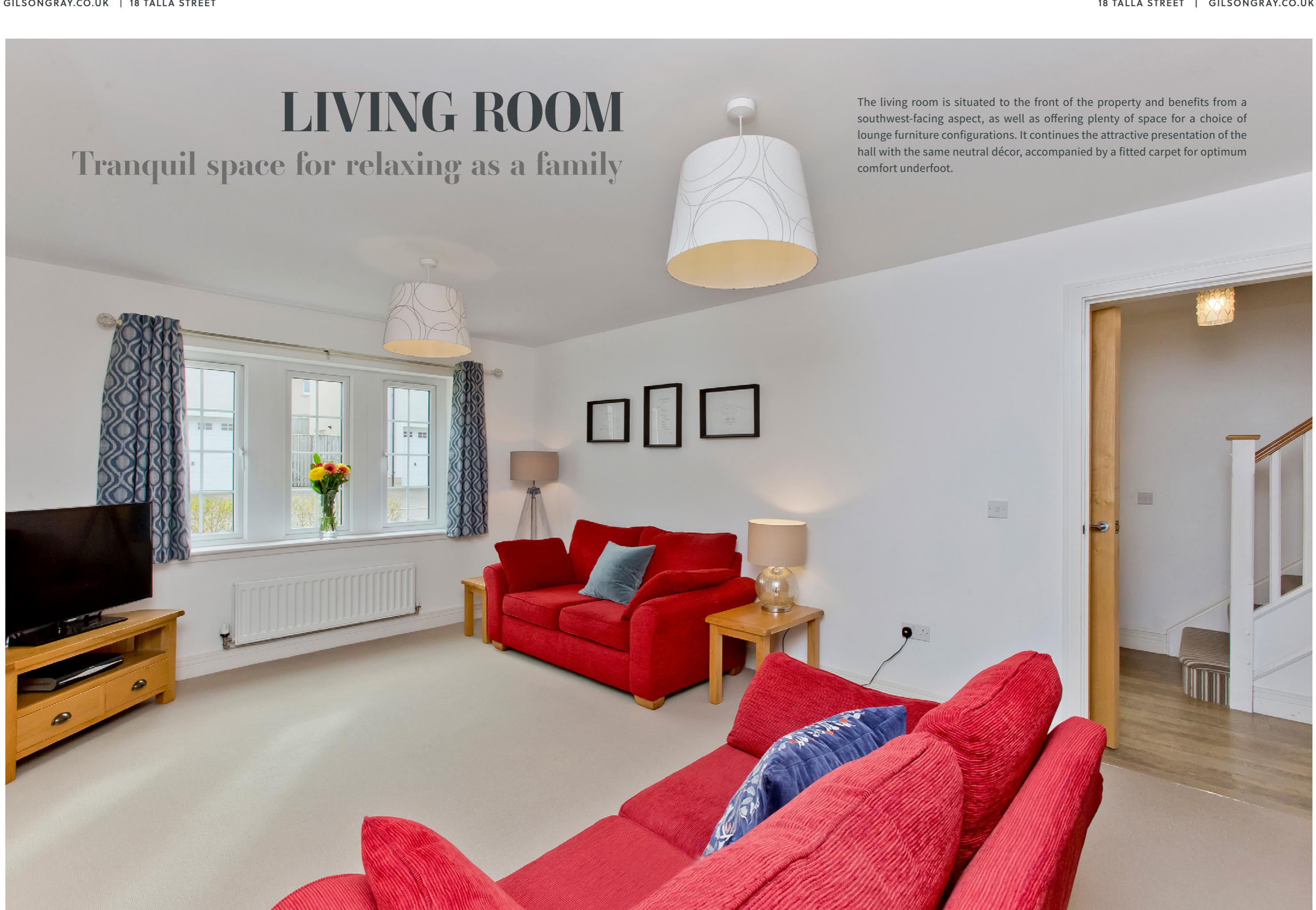
A practical entrance vestibule (with built-in storage) welcomes you into the home, flowing through to a hall with a useful WC, where the home's minimalist interiors are introduced, with neutral décor and a wood-styled floor.



# LIVING ROOM

## Tranquil space for relaxing as a family

The living room is situated to the front of the property and benefits from a southwest-facing aspect, as well as offering plenty of space for a choice of lounge furniture configurations. It continues the attractive presentation of the hall with the same neutral décor, accompanied by a fitted carpet for optimum comfort underfoot.



# KITCHEN/DINING ROOM



## A fabulous entertaining space



The open-plan kitchen and dining room is situated to the rear of the property, with French doors opening out onto the back garden and extending the space outdoors during the warmer months – perfect for alfresco dining and barbecuing! The room provides plenty of space for a dining table and chairs alongside a comfortable lounge/TV area, if desired, and the kitchen is well-appointed with contemporary gloss-cream wall and base cabinets, framed by spacious worktops. A utility room with external access, a door into the garage, and built-in storage, supplements the kitchen.





# BEDROOMS





## Serene & flexible sleeping areas



The bedrooms can all be found on the first floor, accessed via an airy landing with built-in storage, and consist of four doubles and a single. The bedrooms are all neutrally decorated and carpeted, and the doubles are all accompanied by built-in wardrobes. The principal and second largest bedrooms both boast their own en-suite shower rooms, whilst the single could alternatively be used as a home office. The property also has a spacious floored loft.



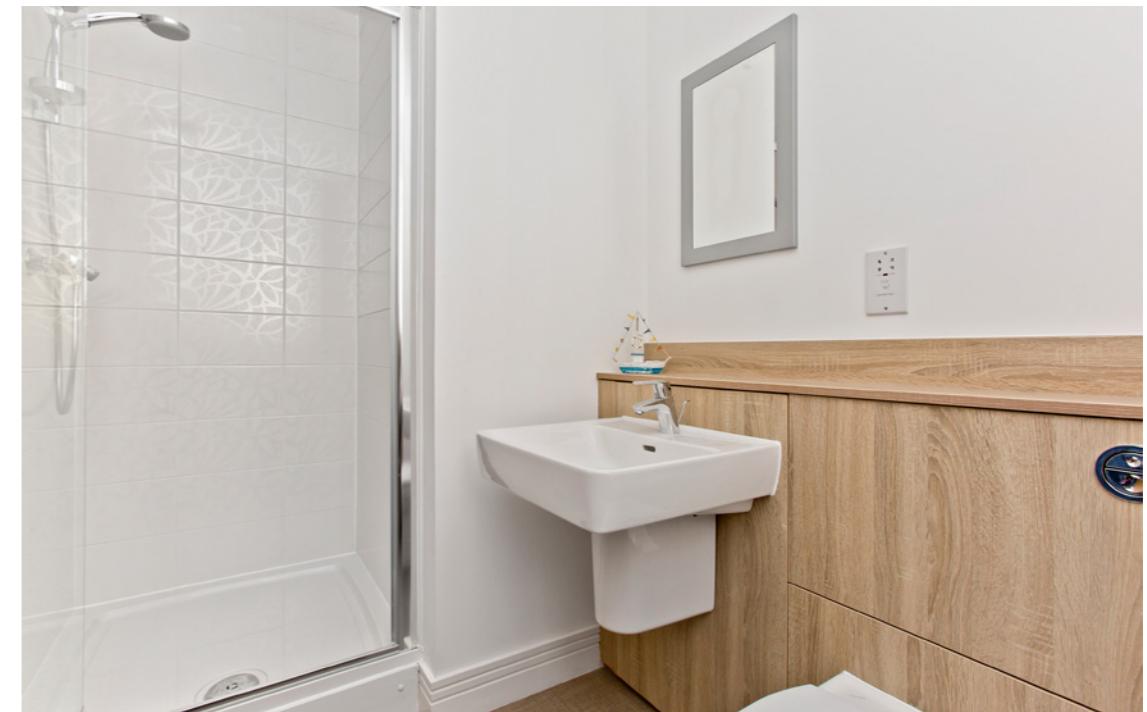




# WASHROOMS

## Simply, yet stylishly presented washrooms

The en-suite shower rooms both come with shower enclosures and WC-suites, with the principal's further benefiting from mirrored, wall-mounted vanity storage. The family bathroom comprises a bath with a shower attachment and a tiled surround, a separate shower enclosure with matching tiling, a WC-suite, a tall chrome towel radiator, and a mirrored, wall-mounted vanity cabinet.







## GARDENS & PARKING

**Generous outdoor space and private parking**

Externally, the house is complemented by a large rear garden, predominantly laid to lawn and featuring a paved area, a decked terrace for outdoor seating and barbecues, and a shed for storage. Excellent private parking is provided by an integral single garage and a double driveway.

Extras: Integrated kitchen appliances comprising a double oven, a hob, an extractor hood, a fridge/freezer, and a dishwasher will be included in the sale, and lampshades, blinds and curtains are available by separate negotiation. Please note, no warranties or guarantees shall be provided for the appliances. The property is wired for superfast broadband and a wireless burglar alarm is included.



## 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.





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