



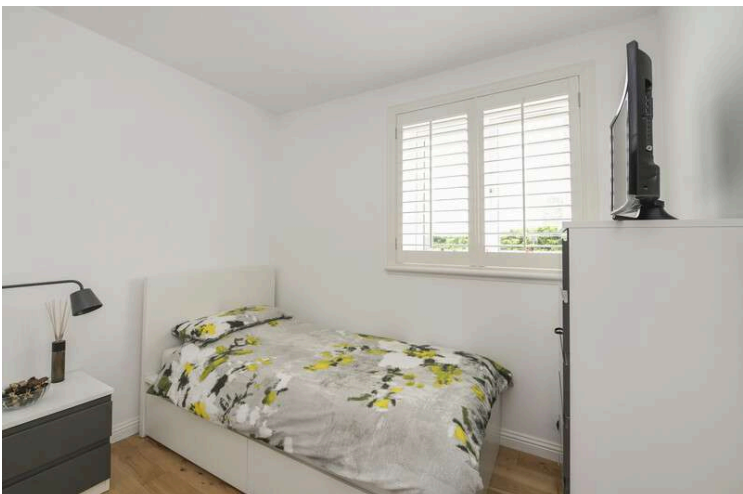
68 Claverhouse Drive, Edinburgh, EH16 6DQ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen present to the market this generously proportioned four bedroom semi-detached villa arranged over two floors boasting the most stunning views of Edinburgh Castle and Arthur's Seat. Externally the property has impressive outside space with gardens to the front side and rear all enclosed. The property is ideally located in the high amenity district of Liberton close to excellent commuting links. Presented to the market in excellent order throughout making this an ideal family home, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Bright and spacious living room with a wood burning stove and shutters fitted to the windows.
- Modern fully fitted kitchen with a range of wall and base units with integrated appliances, door to rear garden.
- Double bedroom located on the ground floor rear facing with a useful storage cupboard.
- Staircase to upper level, hatch to attic storage.
- Generous double bedroom to rear with built in wardrobes, fabulous views of the Castle and Arthur's Seat.
- Double bedroom front facing with ample space for free standing furniture.
- Double bedroom rear facing with built in wardrobes.
- Modern and stylish bathroom comprising WC, wash hand basin, vanity storage, bath, shower cubicle and ladder radiator, fixed mirror.
- Gas central heating.
- Double glazing.
- Enclosed gardens to the front, side and rear, mono blocked and laid to lawn.



## Location

The property is situated in the popular Liberton district of Edinburgh which lies to the south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills, Pentland Hills, Duddingston Loch and Bird Sanctuary. There are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses. There are excellent commuter links to Edinburgh City Centre and beyond via the City Bypass and a frequent bus service. Schooling is well-represented from nursery to senior level. There is day to day shops within Liberton and a Morisons supermarket on Gilmerton Road. Further amenities can be found at Straiton Retail Park and Cameron Toll which are both only a short drive away and offers a wide range of high street stores.

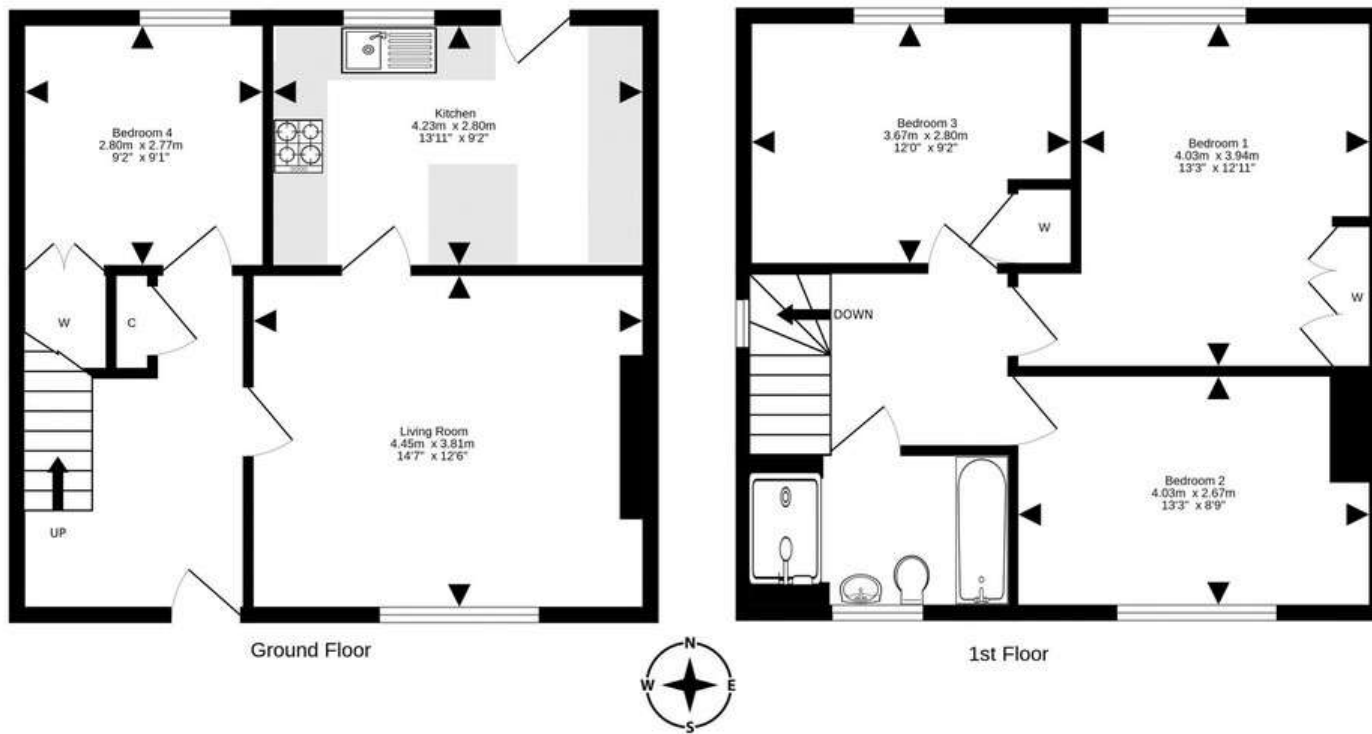
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

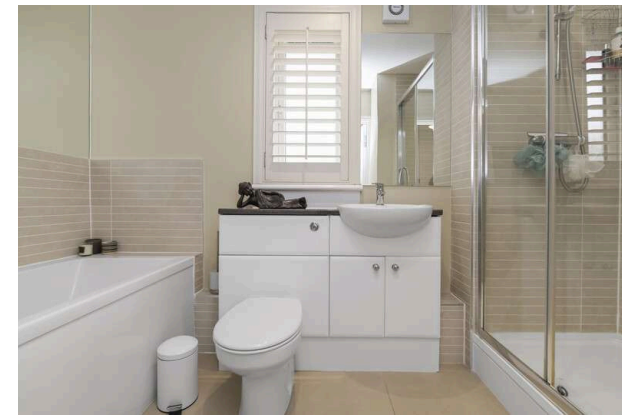
## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023.



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193  
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

