



1 Netherbank View, Edinburgh, EH16 6YY

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A superb detached villa situated in a large corner plot with a lovely open outlook over adjacent Seven Acre Park. The property offers spacious and flexible family sized accommodation that is in walk-in order throughout and forms part of a prestigious small modern development on the south side of the city.

The extensive accommodation comprises entrance hallway, bright and spacious lounge with a dual aspect outlook with patio doors leading to garden, well proportioned dining room overlooking the rear garden, family room/study, modern fitted kitchen with a large selection of floor and wall mounted storage units plus breakfast bar and patio doors, gas hob/oven, dishwasher, utility room with washing machine and dryer plus storage cupboard, separate WC with stylish 2 piece suite and finally a large cloakroom.

On the first floor there is a generously proportioned master bedroom with a lovely open outlook plus fitted mirrored wardrobes, large ensuite with separate shower and three piece suite and ladder radiator, four further bedrooms, family bathroom fitted with a separate shower cabinet and a three piece suite plus ladder radiator. Large storage cupboard. Loft access. The property is enclosed by sun, mature and easily maintained gardens that include a patio area. There is a double garage with electronic door. Private driveway.



Location

Liberton is a sought after suburb located to the south of Edinburgh City Centre. There's 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 which includes a Marks and Spencer and Sainsbury within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary and major roads.

Extras

All integrated kitchen appliances to be included in sale.

EPC Band - C

Price & Viewing

For price and viewing information or further details on this property please contact agent on 07884 247419.



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