



GILSON GRAY

LAW • PROPERTY • FINANCE

7 HAWKHEAD CRESCENT

Liberton, Edinburgh, EH16 6LR



This three-bedroom mid-terrace house is a bright and spacious residence with a desirable location in sought-after Liberton. It is located close to the Hermitage of Braid and Blackford Hill Nature Reserve, within easy reach of schools, bus links, the city bypass, and amenities, including Cameron Toll Shopping Centre. The home offers generously proportioned rooms, decorated in neutral hues, and it benefits from a quality kitchen and three-piece shower room. Furthermore, it has a delightful rear garden, which has a leafy, yet low-maintenance design and a southeast-facing aspect. The property will certainly be in popular demand.

Extras: integrated oven, electric hob, and concealed extractor, and freestanding fridge, freezer, and washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- A well-presented mid-terrace house
- Sought-after location in popular Liberton
- Lightly decorated interiors throughout
- Spacious accommodation
- Welcoming entrance vestibule
- Bright hall with built-in storage
- Living room with a bay window
- Large, southeast-facing dining room
- Modern kitchen that is well appointed
- Two large double bedrooms
- Versatile third bedroom/study
- Shower room with a three-piece suite
- Leafy front garden and southeast-facing rear garden
- Unrestricted on-street parking







"A THREE-BEDROOM
MID-TERRACE HOUSE,
WHICH OFFERS SPACIOUS
ACCOMMODATION AND A
DESIRABLE SETTING IN
POPULAR LIBERTON"





EPC RATING:

D

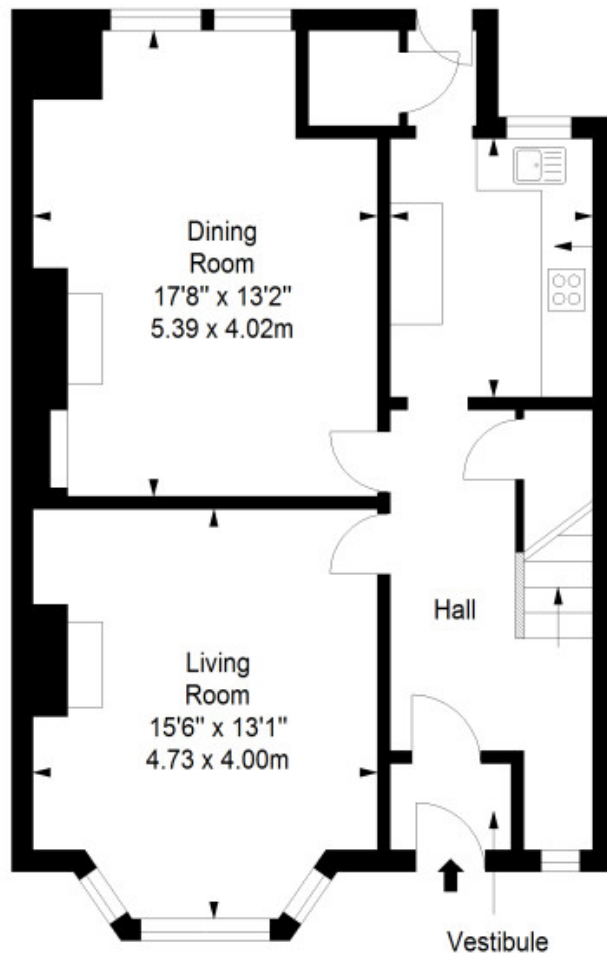
COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

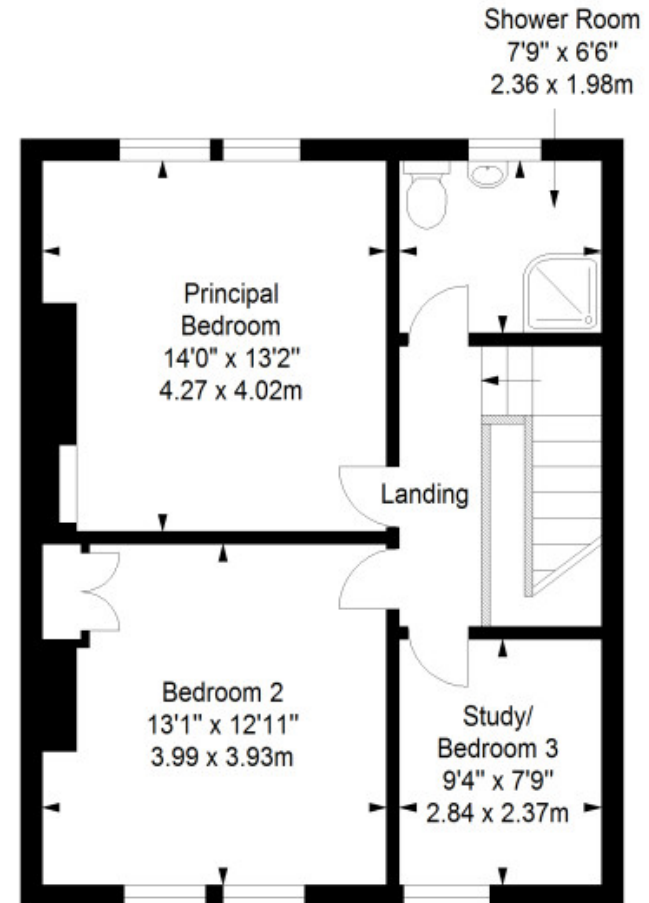
Ground Floor

Approx. 61.9 sq. metres (666.3 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.7 sq. feet)



Total area: approx. 116.5 sq. metres (1254.0 sq. feet)



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

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

rightmove Zoopla.co.uk OnTheMarket

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.