










Offers Over

£370,000

218 Guardwell Crescent

Liberton | Edinburgh | EH17 7SJ

This appealing detached villa forms part of a popular and established modern development, quietly tucked away on a peaceful cul-de-sac, in the desirable Liberton area of the city.

-  4 bedroom
-  2 public room
-  2 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- F



Description

Perfect for the growing family, the internal space has been well maintained throughout, whilst still offering excellent scope to modernise/redecorate to suit the individual taste. The accommodation briefly comprises: entrance hallway with convenient downstairs WC off and built-in understairs storage, comfortable south facing reception room with focal fireplace and coving to ceiling, versatile dining/family room with doors leading out to the rear garden, kitchen fitted with a good variety of base and wall mounted units, with tiling to splash areas and a range of integrated appliances, utility room with garden access, principal bedroom with fitted mirrored wardrobes and en-suite shower room, three further double bedrooms (all with storage), and family bathroom with three piece colour suite and tiling to splash areas.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All blinds, light fittings, floor coverings, white goods and integrated appliances will be included.

Gardens, Garage & Driveway

To the front of the house is a lawned area together with a driveway and single garage to provide excellent off-street parking/overspill storage. There is a generously sized and fully enclosed private garden to the rear which has been laid mainly to lawn, with well stocked shrub and small tree borders and an area of paved patio. The garden shed will also be included.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Guardwell Crescent forms part of an established development off Gilmerton Road, in the popular area of Liberton, which lies to the south of Edinburgh's city centre. The property is well placed for access to many local shops and services, with Morrisons and Aldi supermarkets only a short walk away. Cameron Toll shopping centre, Straiton and Fort Kinnaird retail parks are all just a short drive away, offering a more extensive range of shopping requirements. Good public transport services operate to and from the city centre and surrounding areas, with the city bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include Gracemount Leisure Centre with swimming pool and Hillend Dry Ski-Slope, as well as a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level. The property is also ideally placed for access to Edinburgh University's King's Buildings and the Royal Infirmary of Edinburgh at Little France.

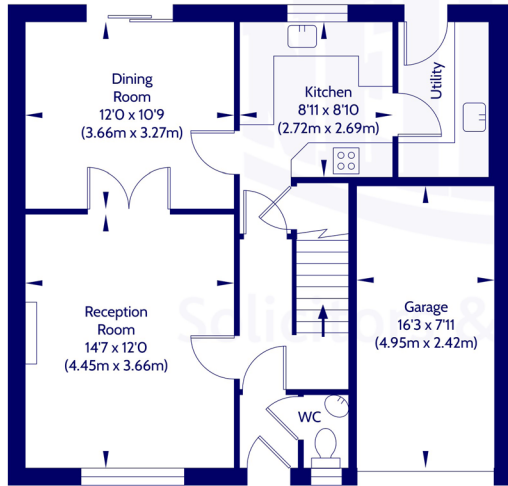
Approx. Internal Area 115.75 Sq M / 1246 Sq Ft.

Not to scale. For identification only.

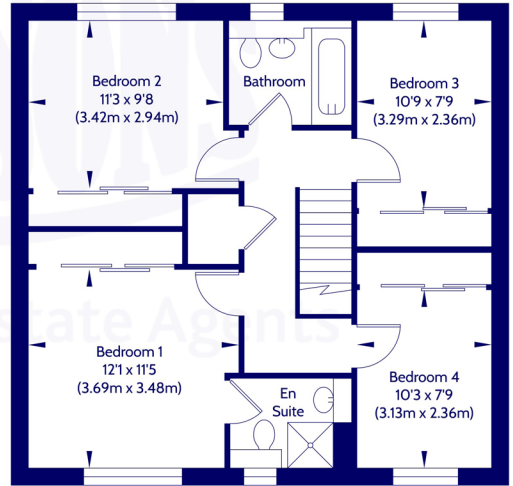
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Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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