



**12 Yewlands Crescent, Liberton,
EH16 6TB**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE AND SPACIOUS

THREE-BEDROOM, SEMI-DETACHED VILLA



Attractive and spacious, three-bedroom, semi-detached villa, situated in a quiet residential development in the popular Liberton district in Edinburgh, close to local amenities, good schools and transport links. This property offers versatile living accommodation over two floors and is now in need of modernisation, although the boiler has newly been replaced. On the ground floor there is a living room to the front of the property, a kitchen to the rear, with a range of fitted units, appliances and access to the garden, a dining room, also to the rear, which leads into a sun room. There is also a double bedroom, with built in wardrobes and drawers, a family bathroom and a hallway with storage. On the upper floor there is a bright, spacious landing, with excellent eaves storage and a walk-in cupboard, a double bedroom, with a walk-in cupboard, and a generous single bedroom, again with storage. There is an enclosed front garden, with mature planting, a large area of garden to the side and to the rear there is south facing garden, with access to the garage and driveway.

Vestibule and hallway
Lounge
Dining room
Kitchen
Sun room
Three bedrooms
Family bathroom
Excellent storage
Gas central heating - new boiler 2023
Garage and driveway
Garden





LIBERTON

Liberton is situated to the south of the city centre and is perfectly placed for the new Edinburgh Royal Infirmary, Kings Buildings, Edinburgh University buildings and Sick Children's Hospital. There are local shopping amenities within walking distance, catering for every day needs and Cameron Toll shopping centre which has a Sainsbury's supermarket along with various other retail outlets. Newington offers a variety of local shops, banks, post office and many cafes/bars, restaurants. Heading south out the city it is within easy reach of Pentland Retail Park at Straiton, as well as Ikea and Costco. There is an excellent and frequent public transport service into the city with the local terminals just a short stroll from the property. Swift access to the City by-pass, offering connections to the M8/M9, Forth Road Bridge and Edinburgh Airport. The district offers an abundance of recreational amenities including Festival Theatre, Queens Hall, Royal Commonwealth Pool, the open spaces of Holyrood Park/Arthurs Seat, various golf courses and cosmopolitan choice of cafes/bars and restaurants.



Extras

All fitted carpets, floor coverings, curtains, blinds, light fittings, cooker, dishwasher, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

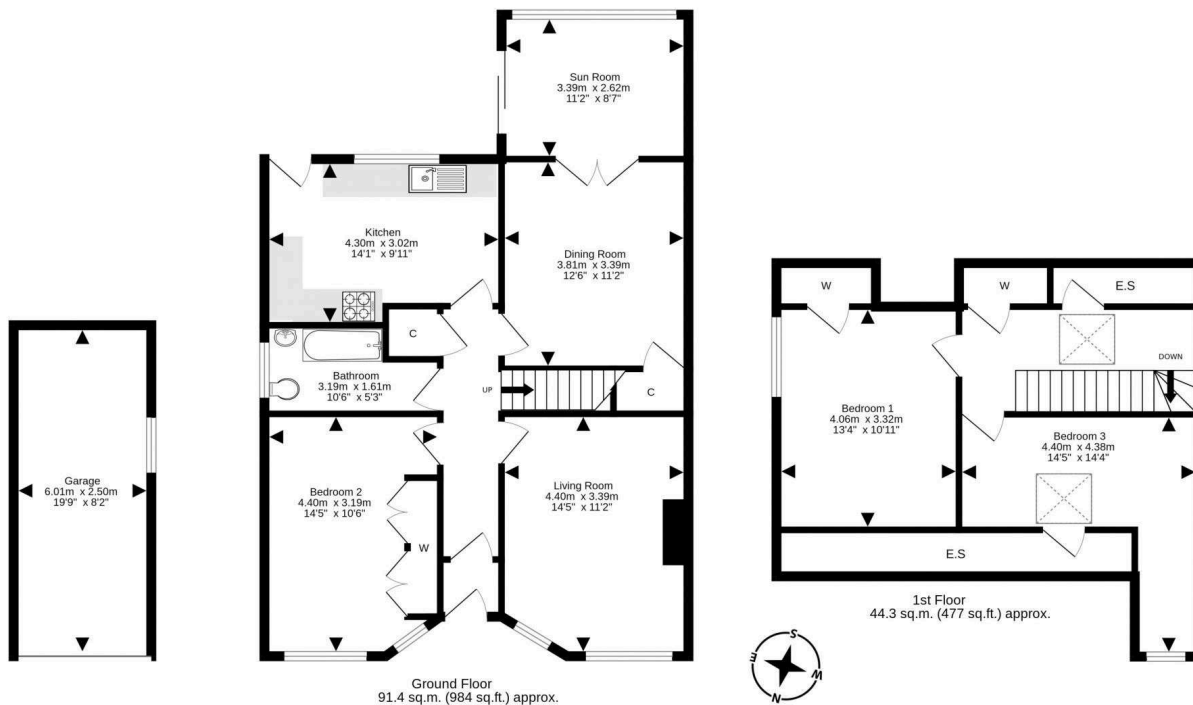
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Home Report Valuation

£325,000

EPC Rating

D



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