



# 50 LIBERTON PLACE,

LIBERTON, EDINBURGH, EH16 6NA



2 PUBLIC



3 BED



1 BATH

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## 50 LIBERTON PLACE

Set within a peaceful development in leafy Liberton, this modern semi-detached house represents a delightful family home with three bedrooms, a bathroom, two versatile reception rooms, a conservatory, and a kitchen. A good-sized enclosed garden and a private driveway complete this appealing proposition.

### Features

- Quiet suburban setting
- Modern semi-detached house
- Bright entrance hall
- Living room with living-flame fire
- Formal dining room with storage
- Multi-purpose conservatory
- Modern kitchen with garden access
- Two double bedrooms with storage
- One single bedroom with storage
- Bright bathroom with shower-over-bath
- Front and rear gardens
- Private driveway
- Gas central heating and double glazing

"A quiet suburban home for modern families with three bedrooms, versatile living space, a securely enclosed garden, and a driveway for private parking."



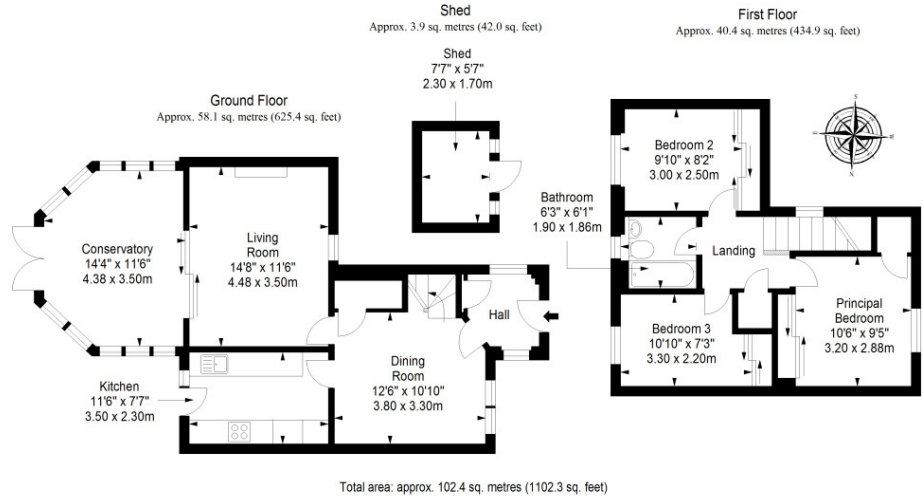
EPC Rating - C

Home Report Value - £360,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: All fitted floor and window coverings, light fittings, and integrated kitchen appliances are included in the sale. All freestanding white goods and the majority of the furniture are available by separate negotiation.



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.