

COULTERS<sup>©</sup>

# 10 HAWKHEAD CRESCENT

LIBERTON, EDINBURGH, EH16 6LR

 3 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

10 Hawkhead Crescent is an impressive, superbly generously proportioned three bedroom lower villa, forming part of a beautiful 1930's stone building. The property has been a wonderful family home for approximately 25 years, with good sized front and rear gardens to accompany the substantial accommodation. The kitchen and en-suite have been upgraded in recent times and the home benefits from both double glazing and gas central heating. The practical entrance vestibule opens onto a spacious hall, which in turn leads to the bright, south east facing, bay windowed sitting room with beautiful cornice and a mantelpiece and open flame gas fire forming a warm focal point in the room.

## KEY FEATURES



Handsome lower villa.



Three generous double bedrooms, one with ensuite.



Private front and rear gardens.



Garage and unrestricted on-street parking.



Quiet residential street in highly desirable Liberton.



Within a short walk of local shops.





Fitted with modern blue wall and base mounted cabinetry and a wood effect worktop, the units provide ample storage. The integrated appliances comprise; electric hob, eye level oven and extractor hood. Glazed double doors open onto the adjacent sizable diningroom / family room which is a great space for inhabitants to congregate. In turn, sliding patio doors open onto the wonderful sun room, which is flooded with light in the afternoons, creating a sheltered space to enjoy the garden views. All three double bedrooms are also extremely spacious, in particular bedroom one, with its tranquil outlook to the rear garden and en-suite shower room with shower, WC and wash hand basin. The family bathroom has a bath (with electric shower over), WC and wash hand basin. Both front and rear gardens have a lovely mixture of established bushes, plants and shrubs, creating bedding areas between paved areas and stone chippings. There is a single garage situated to the side of the villa, accessed by a long driveway shared with the upper villa. Unrestricted parking is available on the street outside.





## THE LOCAL AREA

Hawkhead Crescent is located in the sought-after area of Liberton just south of Edinburgh city centre. There are excellent local amenities including a bank, post office and local shops to cater for everyday needs. Further shopping can be found at Cameron Toll shopping centre where there is a Sainsbury's supermarket and high street retail outlets.

Liberton offers great outdoor activities where you can enjoy a leisurely stroll along Burdiehouse Burn or a walk at Braid Hills to enjoy the panoramic views of the city or a round or golf at Liberton Golf Club. Regular bus services take you to the city centre and surrounding areas. It is also close to the Royal Infirmary and Edinburgh University's Kings Buildings, with George Square and Old Quad campuses easily accessible. Newington with its excellent range of shops and amenities, is within easy reach.

The city by-pass is easily accessible, connecting to the Airport and Central Scottish motorway networks. There is excellent schooling available in the area both in public and private sector for nursery to senior level.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

Some additional items of furniture may be available by separate negotiation.



## Hawkhead Crescent, EH16 6LR

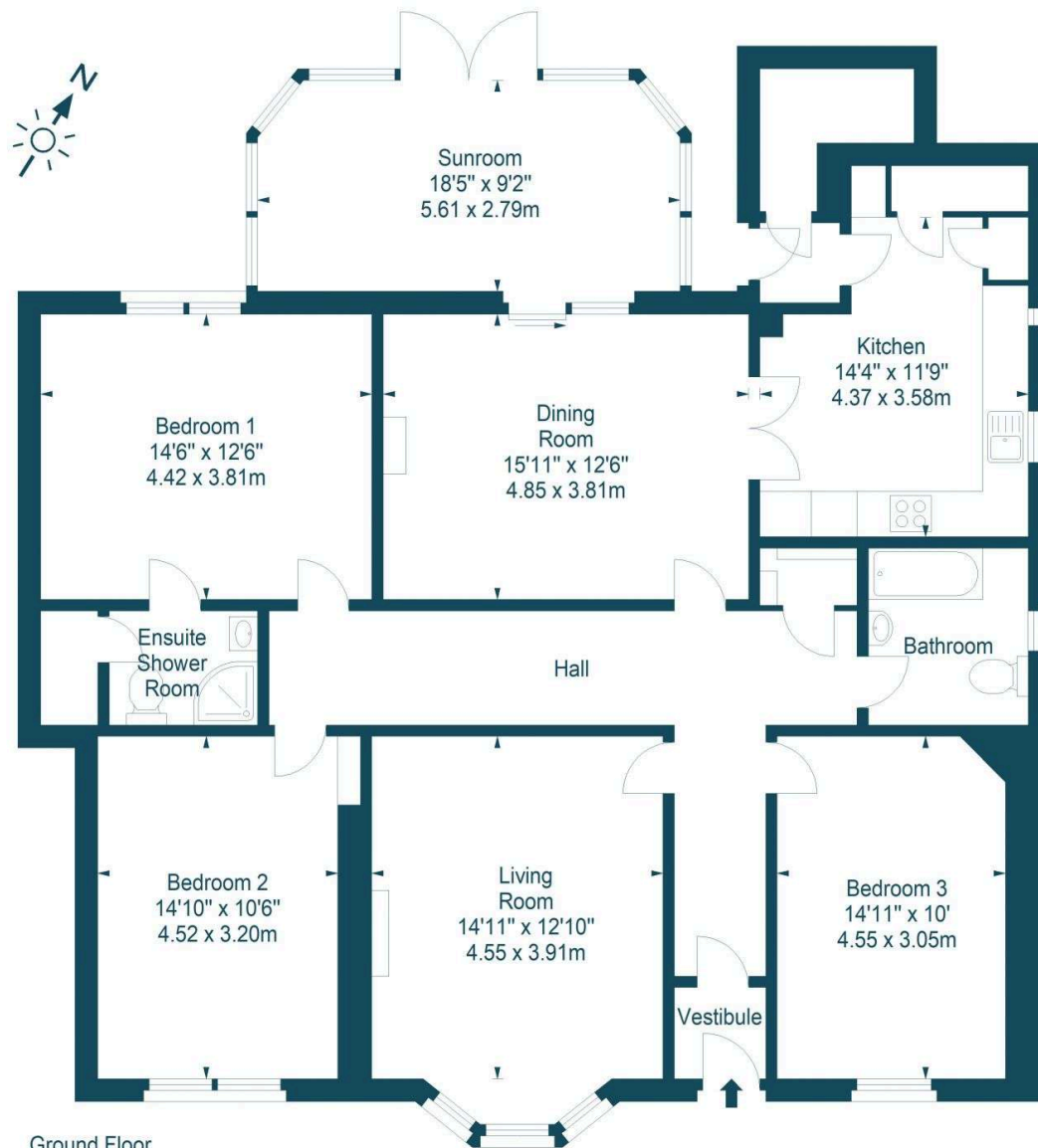


Approx. Gross Internal Area  
1696 Sq Ft - 157.56 Sq M  
Garage

Approx. Gross Internal Area  
162 Sq Ft - 15.05 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



Ground Floor

## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.