



# 5 Cadogan Road

LIBERTON | EDINBURGH | EH16 6LX



MURRAY  
BEITH  
MURRAY



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Hillview, 5 Cadogan Road, is an appealing, semi-detached family home located in a popular residential part of Liberton. Benefitting from a wonderful south-east facing garden and views to Arthur's Seat and Blackford Hill, the property features spacious and versatile accommodation together with garage and driveway parking.

Entrance vestibule; welcoming hall with storage cupboard; generously proportioned sitting room with bay window and a multi-fuel stove; bright kitchen fitted with a range of wall mounted and floor standing units and integrated appliances; dining room with mantel-piece and real flame gas fire; family room with bifold doors to the south-east facing rear garden; family bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over; double bedroom 1; double bedroom 2; double bedroom 3; shower room with white three-piece suite comprising WC, wash hand basin and generous shower cubicle with deluge head. Partly floored loft accessed by a Ramsay-style ladder.

Front garden laid to lawn with privet hedge. Wonderful rear garden with two patios, lawn and mature borders surrounded by a stone wall.

Garage with up-an-over door and ample driveway parking. Unrestricted parking on the surrounding roads.

Gas Central Heating. Double glazing.

All fixtures and fittings are included in the sale: whilst believed to be in working order no warranties will be given and they are sold as seen. Also included in the sale are the integrated appliances comprising double oven, induction hob, dishwasher, fridge freezer and washing machine.





Cadogan Road,  
Edinburgh,  
Midlothian, EH16 6LX



Approx. Gross Internal Area  
1295 Sq Ft - 120.31 Sq M  
Garage  
Approx. Gross Internal Area  
180 Sq Ft - 16.72 Sq M  
For identification only. Not to scale.  
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## Location

Liberton is a popular, family-oriented area to the south of the City Centre. The range of local amenities and the boutique shops of Morningside are easily accessible and the larger shopping centers of Cameron Toll and Straiton Park are within a short driving distance. The property is also conveniently located for the Braid Hills and Blackford Hill, both providing pleasant walks and cycle routes, as well as The Gracemount Leisure Centre and Riding Stables and The Royal Observatory. For the golf enthusiast there are a number of golf courses, including the Braid Hills course and Mortonhall Golf Course, nearby. Well respected local schooling is available from nursery to senior level and Liberton is served by good public transport links including a regular bus service from Liberton Brae. The city bypass is easily accessible and provides access to Edinburgh Airport and the major road network of central Scotland.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.