



I Little Road
Edinburgh, EH16 6SH



"1 Little Road is an impressive three bedroom semi-detached villa with well-manicured private gardens"

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE









LOCATION

Liberton is a popular residential area which lies to the south of the city centre. Providing easy access to a range of shops including Cameron Toll shopping centre and Straiton Retail Park, with a Sainsburys, Marks & Spencer's, Ikea and Costco. Leisure facilities are varied with established clubs and organisations catering for both adults and children. Liberton, Craigmillar Park and Braid Hills Golf Clubs are also nearby. There is a selection of good local schools from primary to secondary level, as well as fee paying schools, such as George Heriot's, George Watson's College and Merchiston Castle. The property is also in close proximity to Edinburgh University, Liberton Hospital and the New Royal Infirmary. Local bus services operate on a regular basis to and from the city centre and the surrounding areas. The city bypass is a short distance away and ensures swift access to other outlying districts, Edinburgh Airport and the main motorway networks.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

1 Little Road is an impressive three bedroom semi-detached villa with well-manicured private gardens, expansive driveway with space for multiple vehicles and detached single garage. The property is pleasantly situated within the popular Liberton district of the city, close to excellent schooling, amenities and transport links. The exceptional accommodation which offers a flexible layout comprises; entrance vestibule leading to welcoming entrance hallway with understair cupboard; bright and spacious sitting room with bay window allowing natural daylight to flood in, feature fireplace and Press; good sized living room / bedroom 4 with cupboard; large open plan kitchen with wall to floor units, integrated appliances leading to spacious dining area with velux windows and French doors leading to the generously sized enclosed rear garden; utility room with side access; downstairs W.C; carpeted stair leading to upper landing; well-proportioned double bedroom 1 with built in mirrored wardrobes and sink; double bedroom 2 with bay window; bedroom 3 and family sized bathroom with 3 piece suite and mains operated shower over the bath.

Further benefits include: floored attic with eaves offering ample storage; gas central heating; double glazing; front garden laid to lawn with mature shrubs and bushes, paved driveway leading to garage and enclosed rear garden mainly laid to lawn.

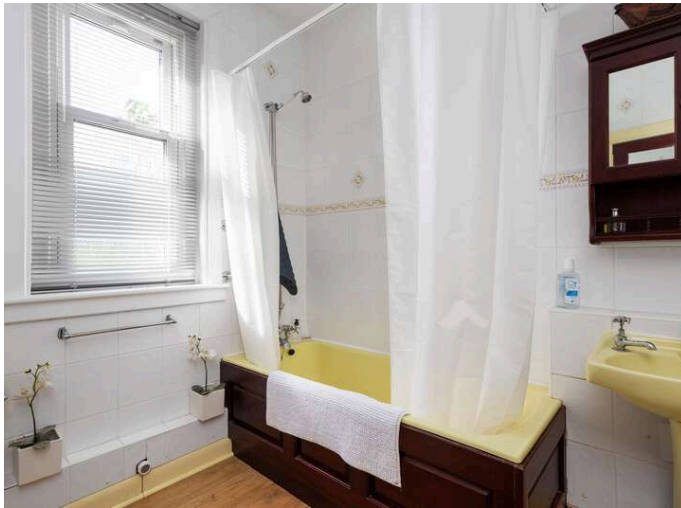
The energy efficiency rating for this property is band D





1 Little Road, Liberton, Edinburgh, EH16 6SH

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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