

COULTERS®

129 CAPTAINS ROAD

LIBERTON, EDINBURGH, EH17 8DT

3 BED

1 BATH

2 PUBLIC



TAKE A LOOK INSIDE

129 Captains Road presents a rare opportunity to acquire a beautifully maintained detached bungalow, set on a generous plot with a spacious driveway, detached garage, and a sun-drenched south-facing rear garden. This highly sought-after home has been thoughtfully updated and offers a blend of comfort, style, and practicality.

The accommodation is bright and inviting, beginning with an entrance vestibule that opens into a welcoming hallway. The living room benefits from a large bay window that fills the space with natural light, complemented by a charming wood-burning stove that serves as a central feature. The kitchen has been comprehensively upgraded in 2023/24 and includes integrated appliances such as an induction hob, fridge freezer, dishwasher, and washing machine, all of which are included in the sale.

KEY FEATURES

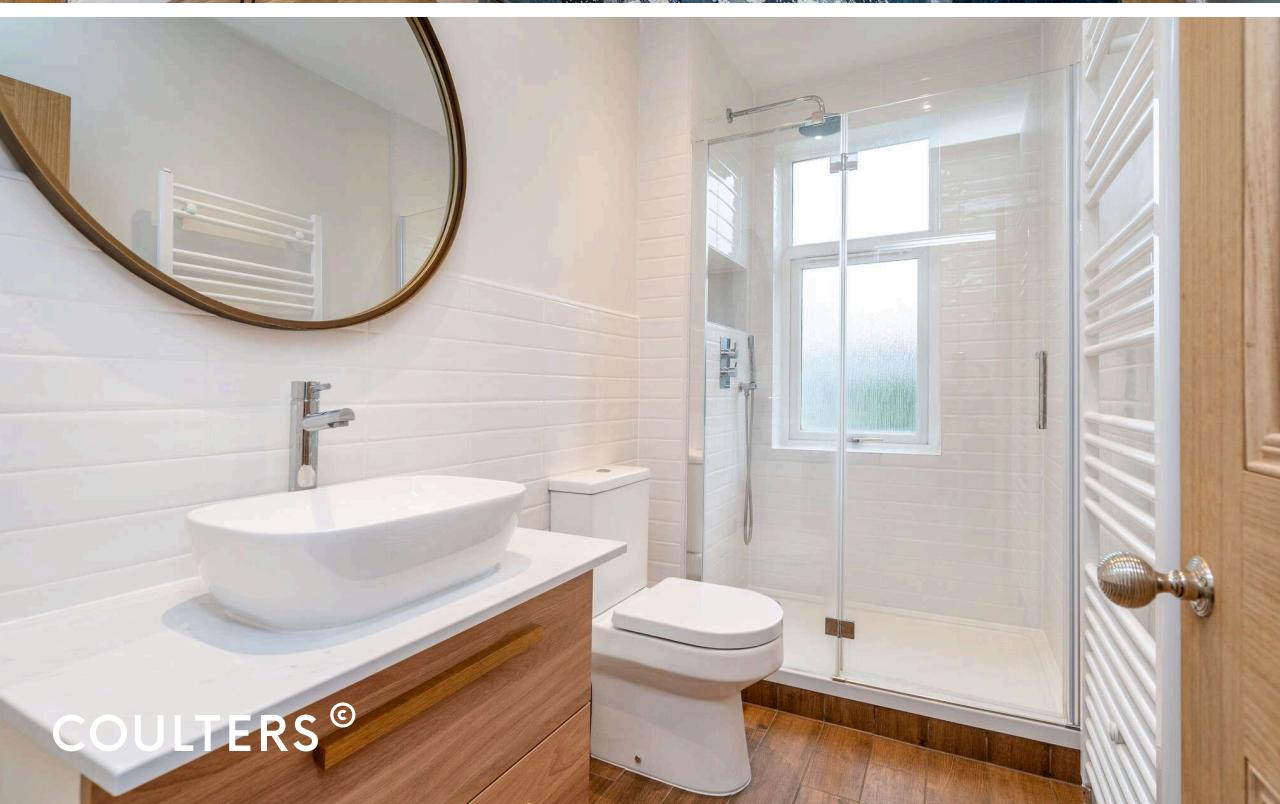


- Detached bungalow in excellent order.
- Three double bedrooms.
- Private gardens to both front and rear.
- Driveway and detached garage.
- Situated in the popular residential area of Liberton.
- Excellent local amenities nearby.
- EPC Rating - D
- Council Tax Band - E



A well-proportioned, insulated conservatory extends the living space and provides a delightful view of the enclosed rear garden. The home offers three comfortable bedrooms, including a front-facing principal bedroom with a built-in wardrobe, two rear-facing doubles, and a modern shower room fitted with a mains-operated shower, also installed in 2023.

Additional benefits include a spacious, floored and insulated attic, ideal for storage or potential conversion, gas central heating with new radiators, and double glazing throughout. The front garden is thoughtfully landscaped with mature shrubs, while the driveway and detached garage provide excellent parking and storage solutions. The rear garden is a true feature, with three mature apple trees, a productive kitchen garden, a rhubarb patch, and a recently re-roofed shed measuring 5m x 1.4m, all within a secure, enclosed space.



THE LOCAL AREA

Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Blackford Hill, Hermitage of Braid and Inch Park which has tennis and padel courts as well as a community sports club. Liberton Bowling Club is less than a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale.

There is a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside. Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away. It is ideally located for the Royal Infirmary which is less than a five minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may also be available subject to separate negotiation.

*Architect drawings (by onefootsquare) for possible side and attic conversion are available upon request, subject to local planning permission being obtained.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 990 SQ FT / 92 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA ATTIC 161 SQ FT / 15 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.

