



lindsays

30 Kenilworth Drive
Edinburgh, EH16 6DD

"A quietly positioned mid-terraced family house in the popular Liberton area"

- Mid-terraced family house
- Popular residential area
- Sitting and dining room
- Conservatory
- Kitchen and pantry
- Three bedrooms
- Bathroom
- Floored attic
- Gas central heating
- Double glazing
- Private garden
- Off-street parking

EPC Rating D

OFFERS OVER £230,000



Description

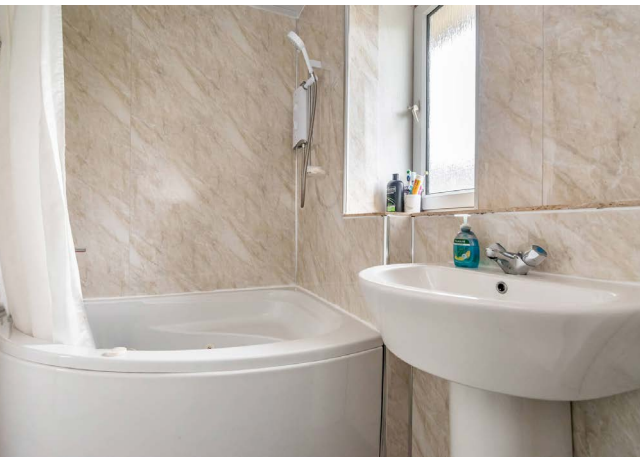
A quietly positioned mid-terraced family house in the popular Liberton area. The area lies to the south of the city centre and enjoys good access to the city by-pass as well as the many local amenities. There is comprehensive shopping facilities at nearby Cameron Toll. The ground floor layout comprises a bright and spacious sitting and dining room with conservatory off. The kitchen includes an induction hob, electric oven, microwave oven, dishwasher, washing machine and fridge/freezer. Off the kitchen is a large and very useful pantry to provide additional storage space. Upstairs are three bedrooms and the family bathroom. Accessed via a stair from the third bedroom is a useful floored attic room. The property further benefits from gas central heating, double glazing, private gardens and an off-street parking space.

Area

Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. It is a popular and attractive place to live surrounded by lovely open spaces in which to enjoy the outdoors. It also benefits from good access to schools, Edinburgh University King's Buildings, as well as the Royal Infirmary, the Medical School and the Children's Hospital at Little France. The Straiton retail outlet is within a few minutes by car and plays host to popular eateries, the majority of High Street names, as well as Ikea, Costco and large branches of both Asda and Sainsbury.

Viewing

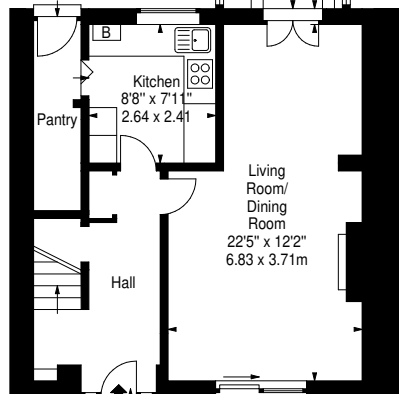
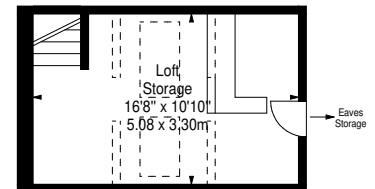
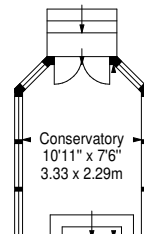
Sunday 2-4pm or by appointment contact Lindsays 0131 229 4040.



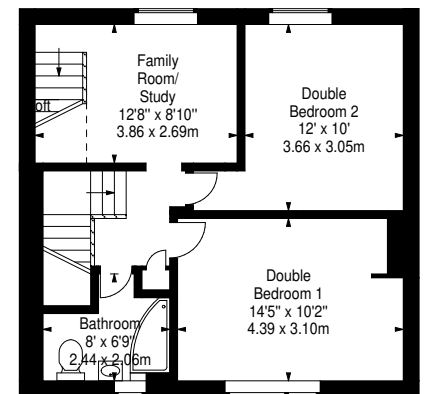
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Edinburgh, EH16 6DD**



Approx. Gross Internal Area
1257 Sq Ft - 116.78 Sq M
(Including Loft Storage)
For identification only. Not to scale.
© SquareFoot 2024



Ground Level



First Level



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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.