



lindsays

7 Wilkinson Drive
Edinburgh, EH17 8HQ

"Impressive & beautifully presented 4 bedroom detached house"

- Popular residential location
- Good local amenities
- Easy access to the city centre
- Integral single garage
- Spacious sitting room
- Attractive kitchen / dining room
- Principal bedroom with ensuite
- 3 further double bedrooms
- Family bathroom
- Gas central heating

EPC Rating B

FIXED PRICE £450,000



Description

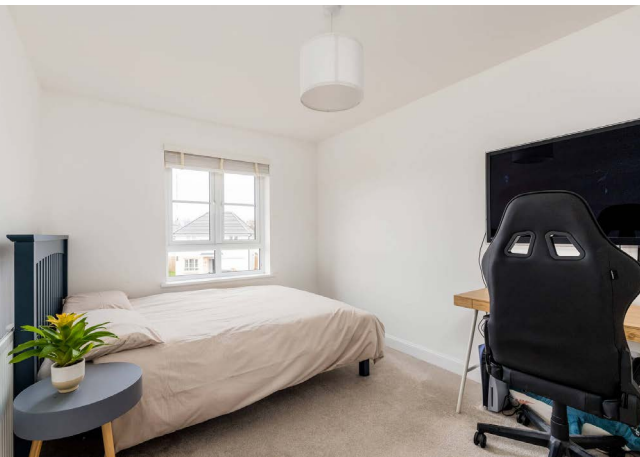
Forming part of a popular modern development, 7 Wilkinson Drive is an impressive and beautifully presented detached house, set on a generous plot with private gardens to the front and rear and a single integral garage and driveway for multiple vehicles to the front. Internally the property is immaculately presented throughout, complimented by high quality fixtures and fittings in the upgraded kitchen and bathrooms and provides generously proportioned and flexible family accommodation over two floors. The accommodation, in brief, comprises – entrance hallway, generous sitting room, stylish kitchen / dining room, principal bedroom with ensuite shower room, 3 further double bedrooms, family bathroom, additional ground floor WC and utility room. All integrated white goods in the kitchen are included in the sale. The fridge / freezer, washing machine, tumble dryer and wall-hanging cabinet in the ensuite are excluded.

Area

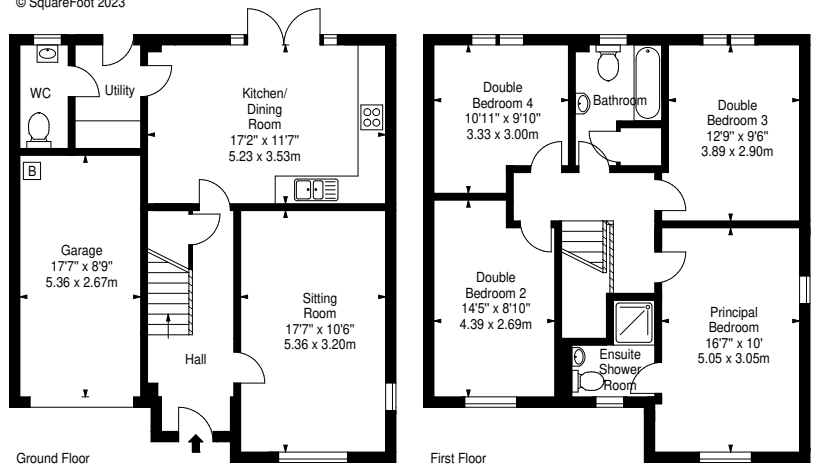
Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. It is a popular and attractive place to live surrounded by lovely open spaces in which to enjoy the outdoors. It also benefits from good access to schools, including the recently completed and convenient Frogston Primary School, 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's.

Viewing

by appointment contact Lindsays on 0131 229 4040



Approx. Gross Internal Area
1450 Sq Ft - 134.71 Sq M
(Including Garage)
For identification only. Not to scale.
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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.