



35 Liberton Gardens
LIBERTON | EDINBURGH | EH16 6JU


warners
solicitors & estate agents



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A rare opportunity to purchase this charming traditional three bedroom semi-detached villa in immaculate order, maintained to a high standard throughout and offering extremely flexible family accommodation over two floors. The property has recently being tastefully redecorated throughout by the current owners and this delightful property occupies a prime position within the sought-after district of Liberton located within very easy reach of the city centre.

- Vestibule
- Welcoming entrance hall
- Elegant bay windowed living room
- Stylish fitted kitchen / integrated appliances
- Large separate dining room
- Lovely relaxing conservatory
- With French doors to rear garden
- Three double bedrooms
- Attractive shower room
- Storage attic
- Gas central heating (Combi)
- Double glazing
- Single car garage / mono-blocked gated drive-way
- Beautifully kept front and large enclosed rear garden
- Feature decked terrace
- Summer house with power - perfect home office.

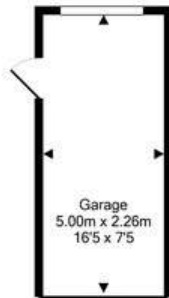
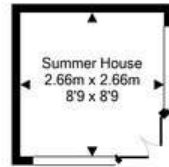
All fitted floor coverings, curtains, blinds, ceramic induction hob, double oven, extractor canopy, integrated dishwasher, washing machine, fridge and freezer will be included in the sale. The TV and furniture are available by separate negotiation. EPC rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



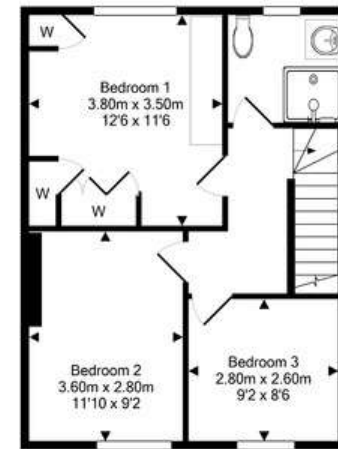
Liberton is a suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





Ground Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2021



1st Floor