



43 Liberton Gardens
Edinburgh
EH16 6JT



£ Home Report
Value:£470,000



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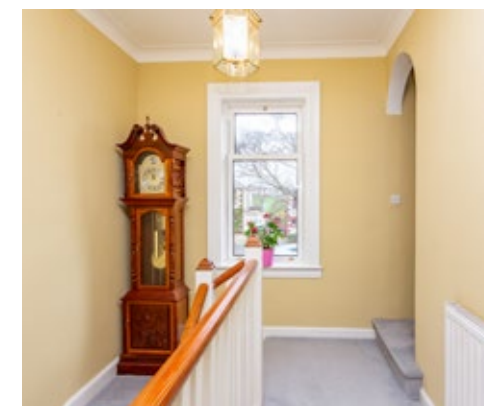
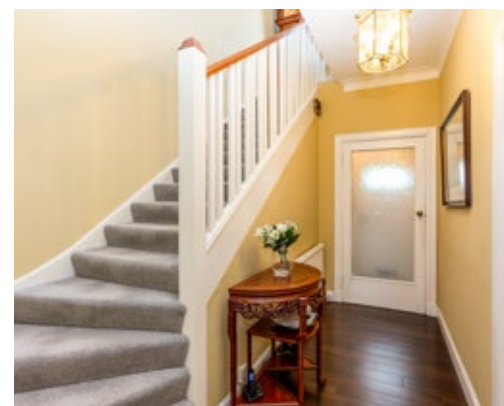


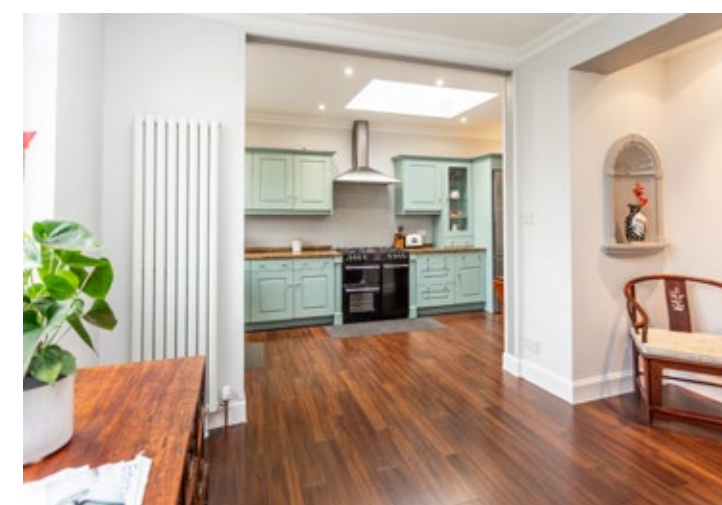
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Liberton Gardens
Liberton





description

Beautiful semi detached family home with driveway, single garage and enclosed rear garden. Extended to create a beautiful family sized home, yet retains a number of period style features including fireplaces. The accommodation comprises entrance vestibule and reception hall, bay windowed dining room with intricate carved fireplace, sitting room with feature fireplace and French doors to the rear garden, family room open plan to modern fitted kitchen, utility room and shower room. On the upper floor there are three bedrooms and a family bathroom and there is a further bedroom on the attic floor. The sunny rear garden has been beautifully maintained with mature borders and several patio areas to enjoy the sun at various times during the day.



accommodation

- Entrance vestibule and reception hall
- Sitting room
- Bay windowed dining room
- Family room open plan to
- Fitted kitchen and utility room
- Four bedrooms
- Bathrom
- Shower room
- Single garage & driveway

additional information

- Items to be included in the price:
Fitted floor coverings, blinds, light fittings, cooker, fridge/freezer, washing machine and tumble dryer.





the locality

Located in the highly sought after suburb of Liberton, the property is convenient for all amenities with a selection of local shops providing for everyday shopping, with a good variety of superstores and small specialist shops located at the Cameron Toll Shopping Centre and Straiton Retail Park. Sporting and recreational facilities in the area include a wide choice of golf courses including Liberton, Braid Hills and Mortonhall, while the property is also extremely convenient for Kings Buildings University Campus and the Edinburgh Royal Infirmary. There are excellent schools in the area providing educational requirements from nursery to secondary level. The City By-pass is easily accessed, while a frequent public transport system operates regular services to most parts of the City.





Ground Floor

1st Floor

2nd Floor



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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