



An absolutely stunning 6 Bedroom EXTENDED DETACHED HOME enjoying a super location in Liberton, close to all the attractions this popular suburb has to offer, including nearby Cameron toll shopping complex. This is a high quality, high specification property completed to exacting standards with flexible, well-proportioned accommodation perfect for the modern family.

Hall; Sittingroom; Open Plan Living room/ Dining room; Kitchen; Utility room; Bedroom; Toilet; Upstairs to: Master Bedroom with en suite shower room; 4 further Bedrooms & Bathroom.

Gas CH. Double Glazed Windows. Garage & Drive. Garden.

Offers £399,000

Viewing: call 07776 198 960 (Agent)

Location

East Clapperfield is an exclusive cul de sac development just off Gilmerton Road close to the playing fields of Liberton Rugby Club and Inch Park. Situated some just under 4 miles from Edinburgh's city centre, it is reached easily by a choice of buses which also travel out of town to the south. The Cameron Toll Shopping centre is within walking distance, whilst a little further the thoroughfare of Newington Road provides more choice. Potential buyers may note the close proximity to the Royal Infirmary, Sick childrens Hospitals and the University's Kings Buildings campus. The city's by-passes are quickly accessed leading on to the Motorway network, the Forth Bridge and Edinburgh Airport which is only 20 minutes away. Leisure pursuits are particularly well catered for too with some lovely picturesque walks over the Braid & Blackford Hills, along the banks of the Braid Burn & several golf courses and parks are also to hand. The Royal Commonwealth & Gracemount leisure centres/swimming pools are also closeby. The area offers an extremely pleasant lifestyle.

The Property

This highly impressive property occupies a prominent plot. It has been the subject of an architect designed extension programme where the specification is of the highest standards incorporating many special features and finishes. The result is a very comfortable family home. Considerable thought has gone into the interior design to make the most of the space available. The open plan Living & dining space is just what modern families look for; the formal sitting room allows for a viable two public room option. There is gas central heating, double glazing; the kitchen appliances and floor coverings are included in the sale. The enclosed rear garden is child-safe, and enjoys much of the day's sun.

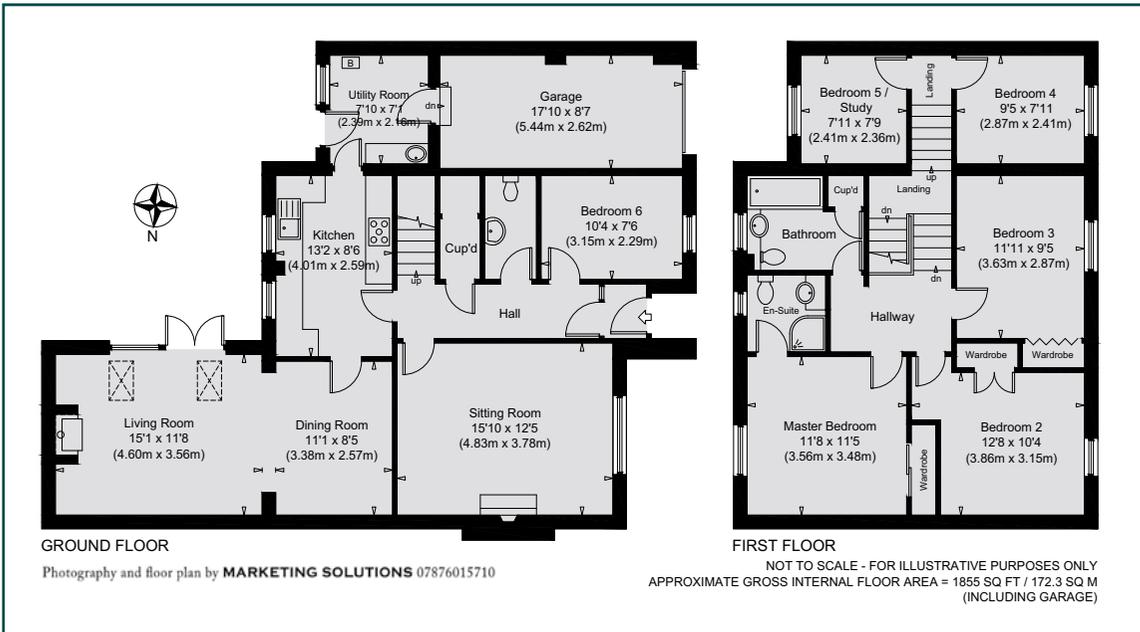
Home Report: A copy can be downloaded from ESPC.com

Home Report Value: £425,000

Energy Performance Rating: C







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