



- Entrance Hall
- Large Bright Living Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Double-Glazing
- Gas Central Heating
- Ample Driveway Parking
- Single Detached Garage
- Mature South-Facing Garden
- In Need of Some Modernisation

Semi-Detached Family Home

Home Report Value £290,000

14 Kedslie Road

Liberton, Edinburgh, EH16 6NT



1 Public



3 Bed

86.2

Sq Metres

C

**EPC
Rating**

E

**COUNCIL
Tax Band**

PROPERTY DESCRIPTION

Now in need of some upgrading, this three bedroom semi-detached home in Liberton is set on a lovely residential cul-de-sac and benefits from off-street parking, a detached garage and lovely south-facing garden.

LOCATION

The property is situated on a small no-through road that forms part of Kedslie Road, which is situated in the quiet residential area of Liberton to the south of the city centre. The neighbourhood sits adjacent to the wide-open spaces of The

Braid Hills and therefore benefits from access to wonderful walks affording spectacular views over the capital. The area benefits from a wealth of local amenities that include Cameron Toll shopping centre, which has a large Sainsbury's supermarket and a host of other shops and cafes. The retail park at Straiton is only a little further afield, on the south side of the bypass. For recreational activities there are a number of golf courses within easy reach and The Royal Commonwealth Pool is close by, as are the open spaces of the Pentland Hills. The city centre can be easily accessed by car or via regular bus services that operate along Liberton Brae. The property is also within easy reach of

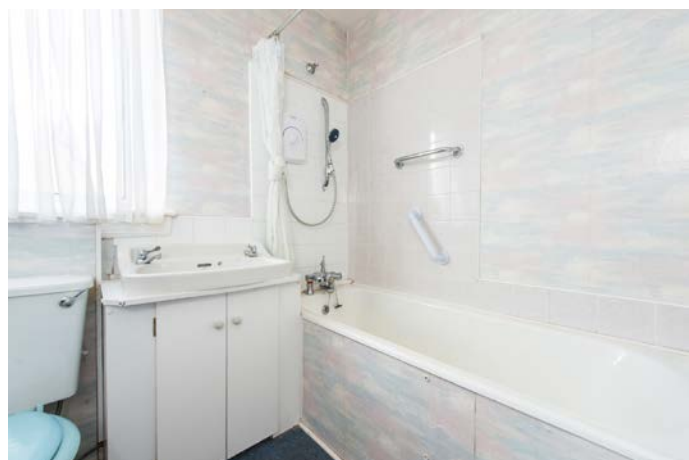
Edinburgh Royal Infirmary. Nearby city bypass offers motorist rapid access to the Forth Road Bridge, motorway network and Edinburgh International Airport.

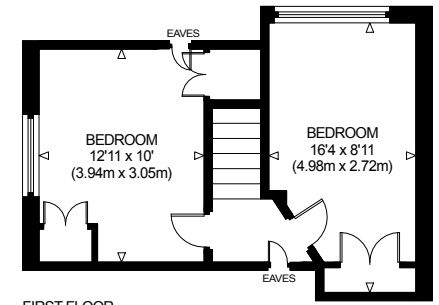
VIEWING

By Appointment with Viewing Agent, Please Tel: 0131 212 5002.

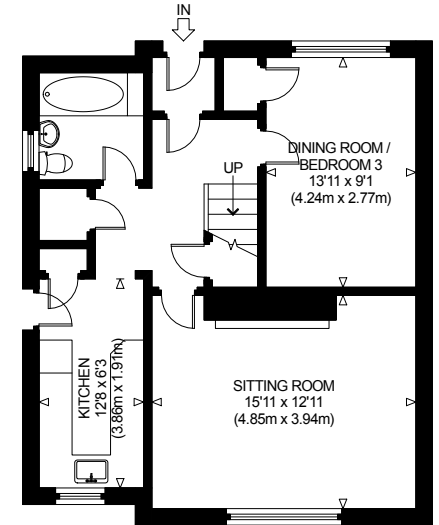
PLEASE NOTE: Face coverings, social distancing and hand sanitising are mandatory for in person viewings.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 319 SQ FT / 29.6 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 609 SQ FT / 56.6 SQ M

KEDSLIE ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 928 SQ FT / 86.2 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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All enquiries, note of interest and offers to be directed to the property department at:

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