



Liberton, Edinburgh

16 GUARDWELL CRESCENT, EDINBURGH, EH17 7JA

16 Guardwell Crescent is an appealing, 4 bedroomed, semi-detached villa, extended to form excellent family accommodation. Benefitting from a mono blocked driveway and mature gardens to the front and rear.



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4



2



DESCRIPTION

16 Guardwell Crescent is an appealing semi-detached villa, extended to form excellent family accommodation, with private gardens to the front and rear set in a much sought-after mature development.

Early viewing is highly recommended to fully appreciate the accommodation on offer which is likely to appeal to the growing family.

- The welcoming entrance hall affords access to a downstairs WC.
- The lounge is spacious with a window to the front and French doors to a dining room which in turn boasts patio doors to the rear garden comprising a lawn, a splendid variety of plants and shrubs, a paved patio area and a lovely wooded outlook.
- The kitchen is accessed from the lounge and has a super range of fitted units and many appliances included in the sale. The kitchen has a window to the rear and is partly open plan to the large family room which also has patio doors to the rear garden.
- There is an impressive storage area which can be accessed from the family room or by a garage door to the front of the property.
- Upstairs, the landing provides access to four bedrooms, all benefitting from fitted wardrobes. The Master bedroom also enjoys an ensuite shower room.
- The family bathroom has a shower over the bath with a shower screen.
- Externally, the drive way to the front has been mono-blocked and there are well stocked, mature private gardens to the front and rear.
- Gas central heating and double glazing have been installed.

LOCATION

Guardwell Crescent forms part of an established, quiet, residential development off Gilmerton Road, in the sought-after residential suburb of Liberton. Lying to the South of Edinburgh city centre, Liberton boasts many local shops and services with Morrisons and Aldi supermarkets only a short walk away from the property. Cameron Toll shopping centre and Fort Kinnaird offer high street shops in abundance. Straiton Retail Park offers the same but also houses Ikea and Costco. All three shopping areas are a short drive away from the property. Liberton is well served by public transport giving easy access to the many recreational, cultural and educational facilities in Edinburgh. The city by-pass is nearby and from there the Scottish motorway network, the A1 and Edinburgh International Airport are easily reached. Edinburgh Royal Infirmary is located at Little France just a short car journey away. There are many options for recreation, fabulous panoramic views across the whole city in every direction can be enjoyed from Blackford Hill. The Hermitage, a beautiful walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. It is no surprise that the area is popular with people who enjoy living in the city with easy access to open green spaces. Golfing enthusiasts in Liberton are treated to three courses, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills golf course. Gracemount Leisure Centre with swimming pool and Hillend Dry Ski-Slope are a short commute away. Schooling is available at all levels within easy access and many independent schools are easily accessible by bus.

EXTRAS

Extractor hood, washing machine, fridge freezer and slimline dishwasher are all included in the sale.

COUNCIL TAX

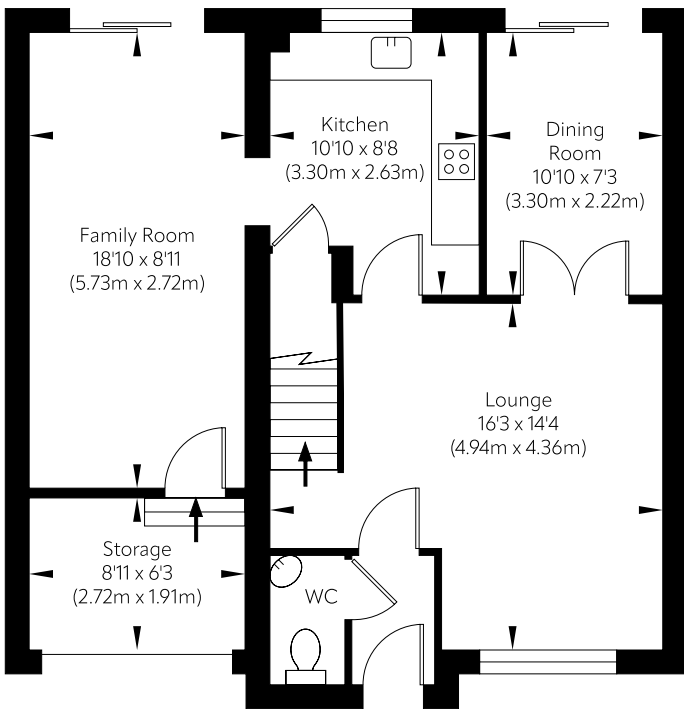
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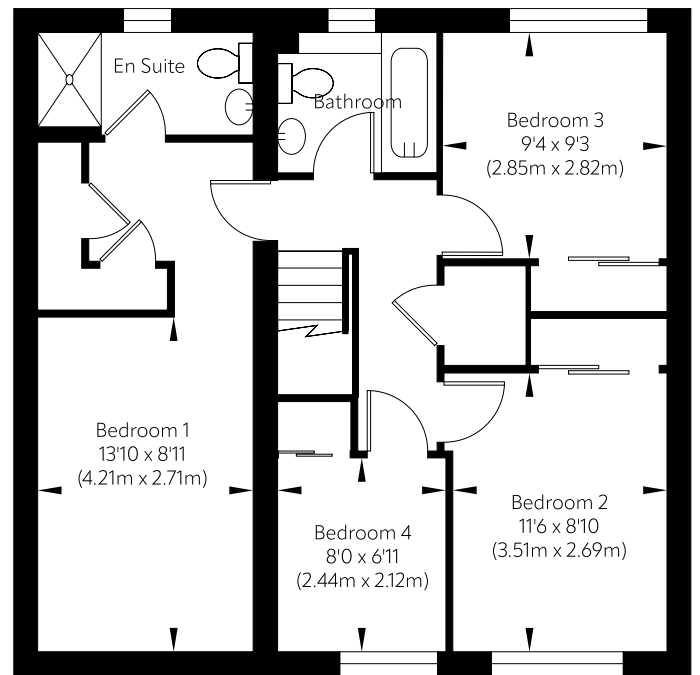


Approx. Gross Internal Floor Area 119.26 Sq M / 1284 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.