





## Property Summary

Offering bright and spacious rooms, this three-bedroom semi-detached house is an excellent property for first-time buyers, families, commuting professionals, and downsizers alike. It features a well-appointed kitchen with generous cabinet storage, a wet room with a three-piece suite, and lots of built-in storage to help keep the home tidy. Furthermore, it has ample private parking and a suntrap rear garden that is predominantly laid to lawn. Situated on the rural edge of Liberton, this property also affords easy access to Edinburgh's green belt and to the city centre.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.

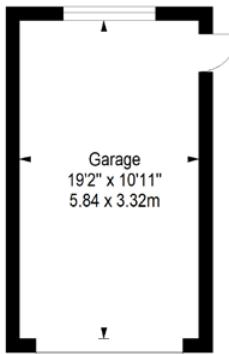
## Features

- A well-presented semi-detached house
- Desirable location in sought-after Liberton
- Vestibule and hall with two cupboards
- Living/dining room with patio doors to garden
- Monochrome-inspired breakfasting kitchen
- Three double bedrooms with built-in storage
- Bright three-piece wet room
- Access to generous eaves storage
- Mature front and southeast-facing rear garden
- Tandem driveway and a detached garage
- Gas central heating and double glazing
- EPC Rating - D

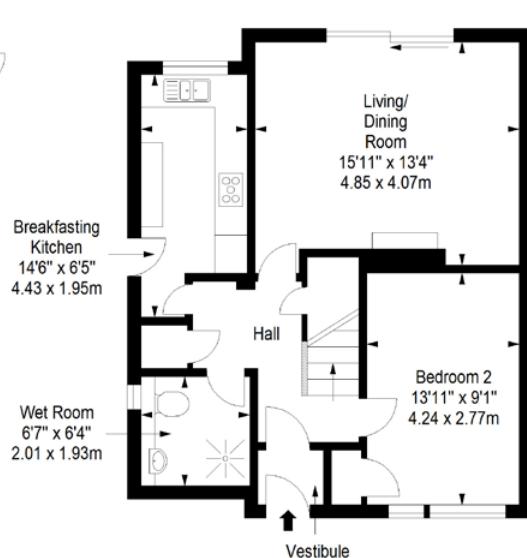


# Floorplan

**Garage**  
Approx. 19.4 sq. metres (208.8 sq. feet)

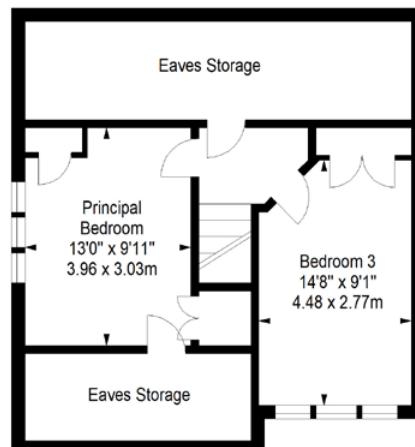


**Ground Floor**  
Approx. 57.1 sq. metres (614.6 sq. feet)



Total area: approx. 109.9 sq. metres (1183.0 sq. feet)

**First Floor**  
Approx. 52.8 sq. metres (568.4 sq. feet)



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### DISCLAIMER

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