



GIBSONKERR
Personal, Family Law & Property

25 Leadervale Road

Liberton, Edinburgh, EH16 6PB



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

GIBSON KERR
Personal, Family Law & Property

property@gibsonkerr.co.uk

Edinburgh
Family Law, Personal Law & Property Law

6 Randolph Crescent
Edinburgh
EH3 7TH

0131 202 7516

edinburgh@gibsonkerr.co.uk

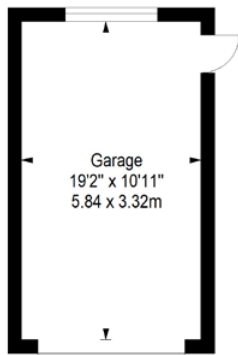
Glasgow
Personal Law & Family Law

1 West Regent Street
Glasgow
G2 1RW

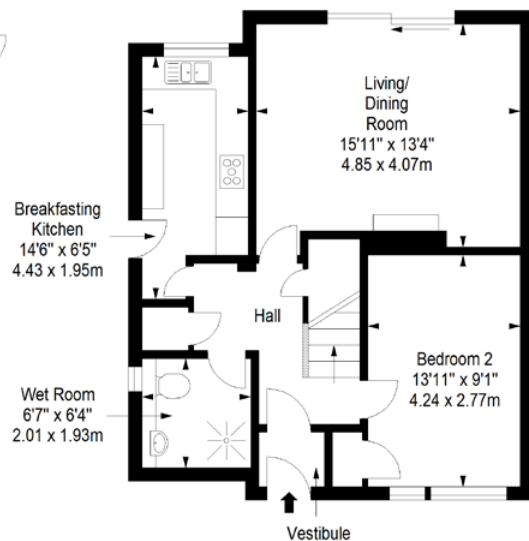
0141 404 0436

glasgow@gibsonkerr.co.uk

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

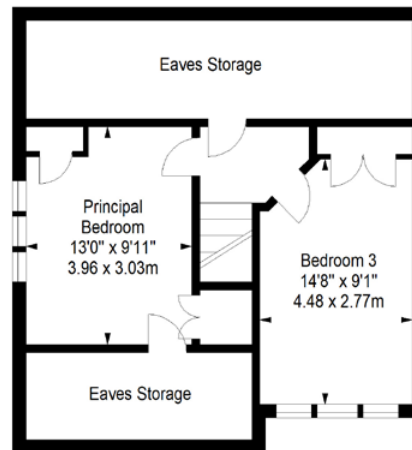


Ground Floor
Approx. 57.1 sq. metres (614.6 sq. feet)



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

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



DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should