

SIMPSON & MARWICK



3 Leadervale Road, Liberton, Edinburgh, EH16 6PB



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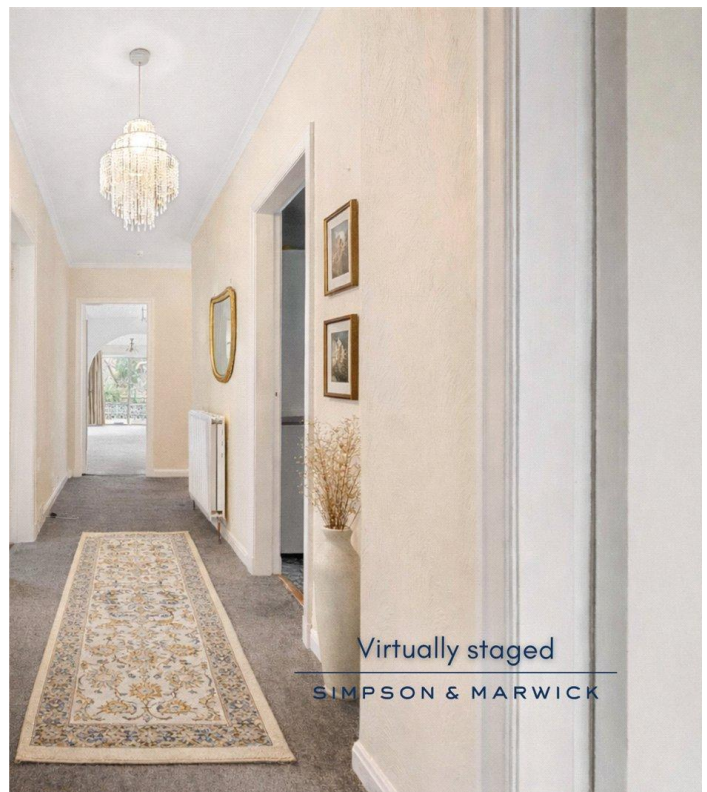
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EPC: D (64)

Council Tax - G

Unique 4-bedroom detached bungalow, set within a corner plot



- Detached four-bedroom bungalow
- Corner plot setting
- Ground floor accommodation
- Welcoming entrance vestibule
- Fully fitted kitchen
- Dual aspect lounge
- Separate dining room
- Four double bedrooms
- Gas central heating
- Driveway and garage parking

This property makes for an ideal residence for a wide range of buyers, mainly but not limited to its ground floor accommodation.

The accommodation is entered via a welcoming entrance vestibule and leads into an internal hallway, with both a cloak and a utility cupboard. The fully fitted kitchen benefits from a range of integrated appliances, including a gas hob/oven, extractor hood, washing machine and dishwasher, as well as providing access to the garden. The dual aspect lounge provides further access to the garden, this time through sliding patio doors, and the separate dining room has a double storage cupboard.

All of the four bedrooms are double in size, two of which include built-in wardrobes and one has a feature electric fireplace. There is also a three-piece bathroom with a chrome heated towel rail and an over-bath shower, as well as a three-piece shower room.

The property further benefits from gas central heating, a mixture of both double and single glazed windows and private garden grounds surrounding the property, with gated entry to the front and a raised patio area to the rear. Private parking for up to three cars is accommodated by a single driveway and a single detached garage, whilst visitors can take full advantage of the ample un-restricted on-street parking.

Please note that some photographs have been digitally altered for illustrative purposes only, to include the existence of furniture.

Location

Liberton is a popular and established residential area to the south of Edinburgh City Centre, well regarded for its family-friendly environment and excellent access to local amenities. A good selection of shops can be found nearby, with more extensive retail and leisure facilities available at Cameron Toll Shopping Centre. The area is well served by regular public transport services providing easy access to the City Centre and surrounding districts, while road links are convenient for the City Bypass and motorway network. Schooling is available at both primary and secondary levels, and a number of outdoor recreational spaces and walkways are close at hand.

Fixtures and Fittings

All blinds, curtains and light fittings will be included in the sale. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick

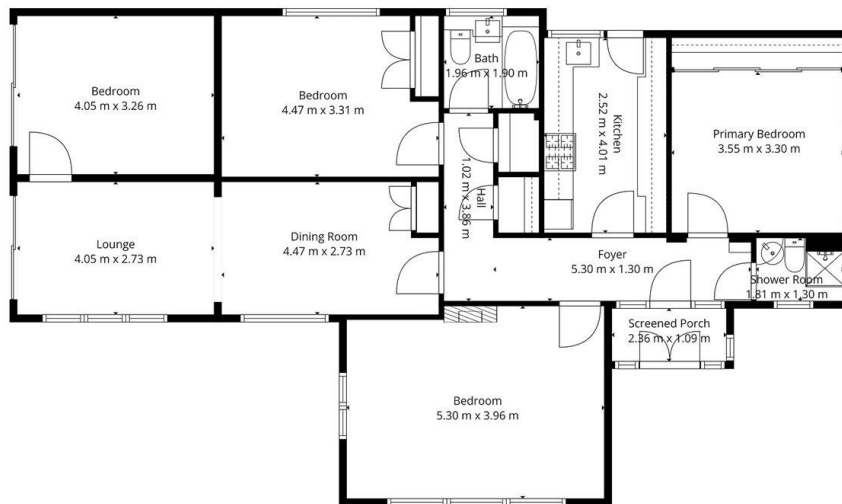


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Edinburgh, EH16 6PB

Approx. Gross Internal Area:
1291.67 Sq Ft (120 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		