



51 Guardwell Crescent, Edinburgh, EH17 7HA

Four-Bedroom Detached Home with a Self-Contained Villa, Gardens & Driveways

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Property Description

Rarely available, spacious and flexible, four-bedroom detached family home with an adjoining self-contained villa, gardens, and separate driveways. Southerly facing, the property is located in a quiet cul-de-sac in the desirable residential area of Liberton, south of Edinburgh city centre. Comprises an entrance hall, living/dining room, kitchen, four flexible bedrooms, two en-suites, a family bathroom and a ground floor WC. The villa comprises an entrance hall, living/dining room and kitchen, a first-floor bedroom with an open mezzanine, and a ground-floor shower room.

An ideal family home offering superb flexibility, including modern fitted kitchens and stylish contemporary bathroom suites. In addition, there is gas central heating, double glazing, quality flooring, extensive spotlighting, and excellent storage provision. Externally, there is a multivehicle driveway to the front; an enclosed patio and shed for the villa, whilst a large rear garden includes a lawn, a raised decked patio and a summer house.

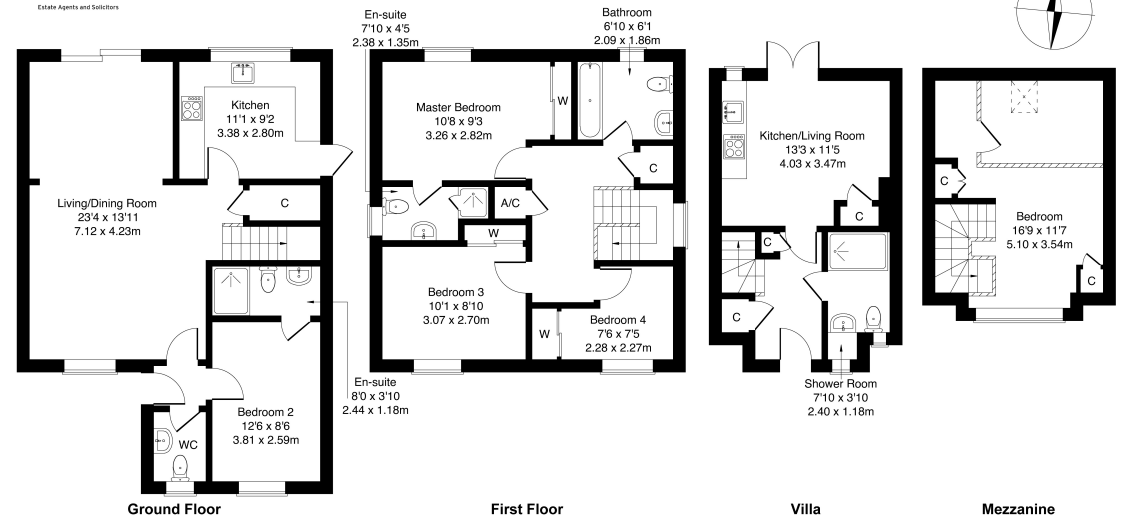
A welcoming entrance hall leads to a convenient ground-floor WC and an impressive front-facing living room, where a desirable south-facing aspect floods the space with natural light. Tastefully finished in light decor, the room features quality wood-effect flooring, a wall-mounted TV point, a built-in storage cupboard, and ample space for dining, enhanced by a pleasant rear outlook. Accessed from the lounge, the well-appointed kitchen offers direct access to the garden and is fitted with modern units and worktops. It includes a sink with drainer, tiled splashbacks, and a range of integrated appliances—hob, oven, microwave, and dishwasher—alongside space for additional freestanding appliances. Completing the ground floor, bedroom two benefits from continued wood-effect flooring and its own private en-suite shower room, making it ideal for guests or flexible living.

Upstairs, the first floor hosts three well-proportioned bedrooms, all featuring matching wood-effect flooring and built-in mirrored wardrobes. The principal bedroom further enjoys the luxury of an en-suite shower room. A stylish family bathroom completes the level, fitted with a contemporary three-piece suite, including a shower over the bath, tiled splash walls, a ladder-style radiator, and excellent storage.

In addition, the property includes a separate self-contained villa space with its own private entrance. This inviting area features an open-plan rear-facing living room and kitchen, complete with a built-in storage cupboard and patio doors leading to a charming wood-decked patio. The kitchen is fitted with modern units, worktops, a sink with a drainer, and an integrated oven and gas hob. Above, a mezzanine level provides a spacious double bedroom, featuring a fitted wardrobe, shelving, spotlighting, eaves storage, and plenty of room for furnishings—perfect as a guest suite, home office, or rental opportunity.



51 Guardwell Crescent, Edinburgh



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Liberton is a well-established residential area located to the south of Edinburgh city centre, offering a wide range of family-friendly housing. Local shopping is readily available, including a Morrisons supermarket on Gilmerton Road, with further extensive retail options at Cameron Toll Shopping Centre, Straiton Retail Park, and Fort Kinnaird. The area features several public parks, with larger green spaces such as the Braid Hills, Pentland Hills, and Liberton Golf Course providing excellent opportunities for outdoor recreation. Liberton is ideally placed for access to the Royal Infirmary of

Edinburgh and Edinburgh University, particularly the King's Buildings campus. Education is well-served in the area, with a good selection of nurseries, primary, and secondary schools. Public transport links are strong, with frequent bus services running from Gilmerton Road and nearby Kirk Brae, providing straightforward connections to the city centre and beyond.





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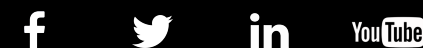
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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