



7 Leadervale Road
Liberton, EH16 6PB

Deans 
Solicitors & Estate Agents LLP



Virtually Staged Image



EXTENDED SEMI- DETACHED VILLA

- Sitting Room
- Dining/ Kitchen/ Living Room
- Four Bedrooms
- Bathroom
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway
- EPC Rating – C



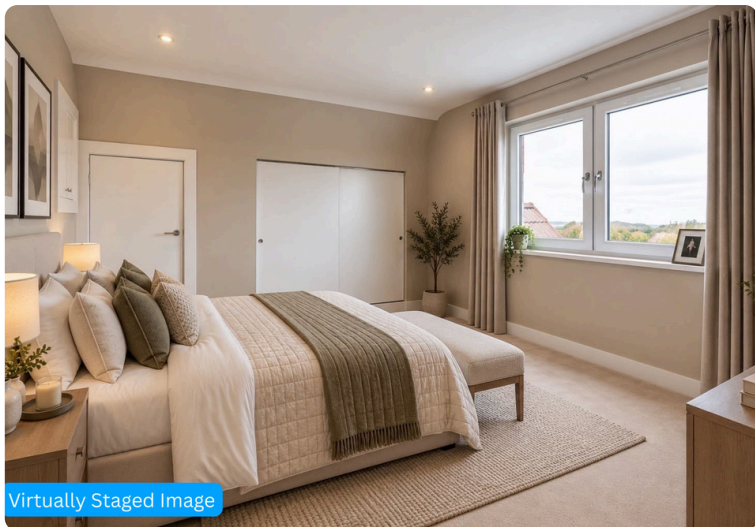
An excellent opportunity has arisen to acquire this extensively upgraded and extended semi-detached villa quietly positioned with a popular residential estate in the highly desirable location of Liberton. Boasting views across the City Skyline to the Firth of Forth and Arthur's Seat the accommodation which is in true move-in condition would make an ideal home for the young professionals/family. Conveniently located near an abundance of excellent amenities including supermarkets, leisure facilities and schools along with a good regular bus service which travels to the City Centre. The City Bypass is within easy reach providing quick and easy access to the North and South and Edinburgh Airport. Welcoming entrance hallway, sitting room, contemporary well laid out kitchen open plan to the dining/family room with French doors to the rear garden, two double bedrooms and stylish shower room complete the downstairs accommodation. Upstairs leads to two further spacious double bedrooms both with built-in wardrobes and eaves storage space along with a lovely family bathroom and separate shower enclosure. There are well maintained south facing private gardens to the front with the rear garden being fully enclosed which is mainly laid to lawn with decked patio area. A driveway to the front provides off-street parking. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, cooker, oven, hob, hood, fridge-freezer, washing machine and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.



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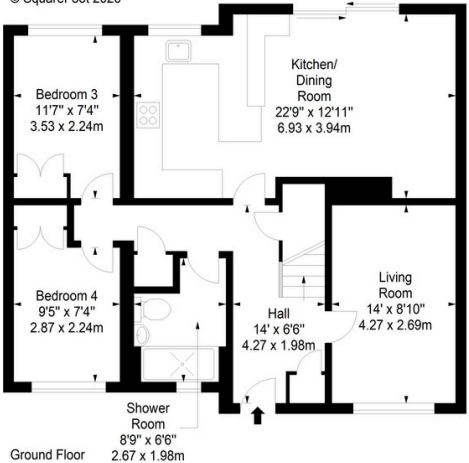
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**Leadervale Road,
Edinburgh,
Midlothian, EH16 6PB**



Approx. Gross Internal Area
1336 Sq Ft - 124.11 Sq M
(Including Eaves Storages)
Approx. Gross Internal Area
1251 Sq Ft - 116.22 Sq M
(Excluding Eaves Storages)
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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