

12 Wilkinson Drive

EDINBURGH, EH17 8HQ



Four-bedroom detached house in Liberton, modern, neutral décor and finished to a high standard



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McEwan Fraser Legal is delighted to present this four-bedroom detached house in Liberton. The property is in walk-in condition. The house is a short walk to local buses taking you into the city centre, Morningside and other parts of Edinburgh.

THE KITCHEN/DINER & UTILITY



Inside, the property comprises an open-plan kitchen and dining area to the rear of the property. The large windows and French doors let in lots of natural light. The kitchen is finished to a high standard with integrated appliances, and there is a utility room that houses a washer and dryer.



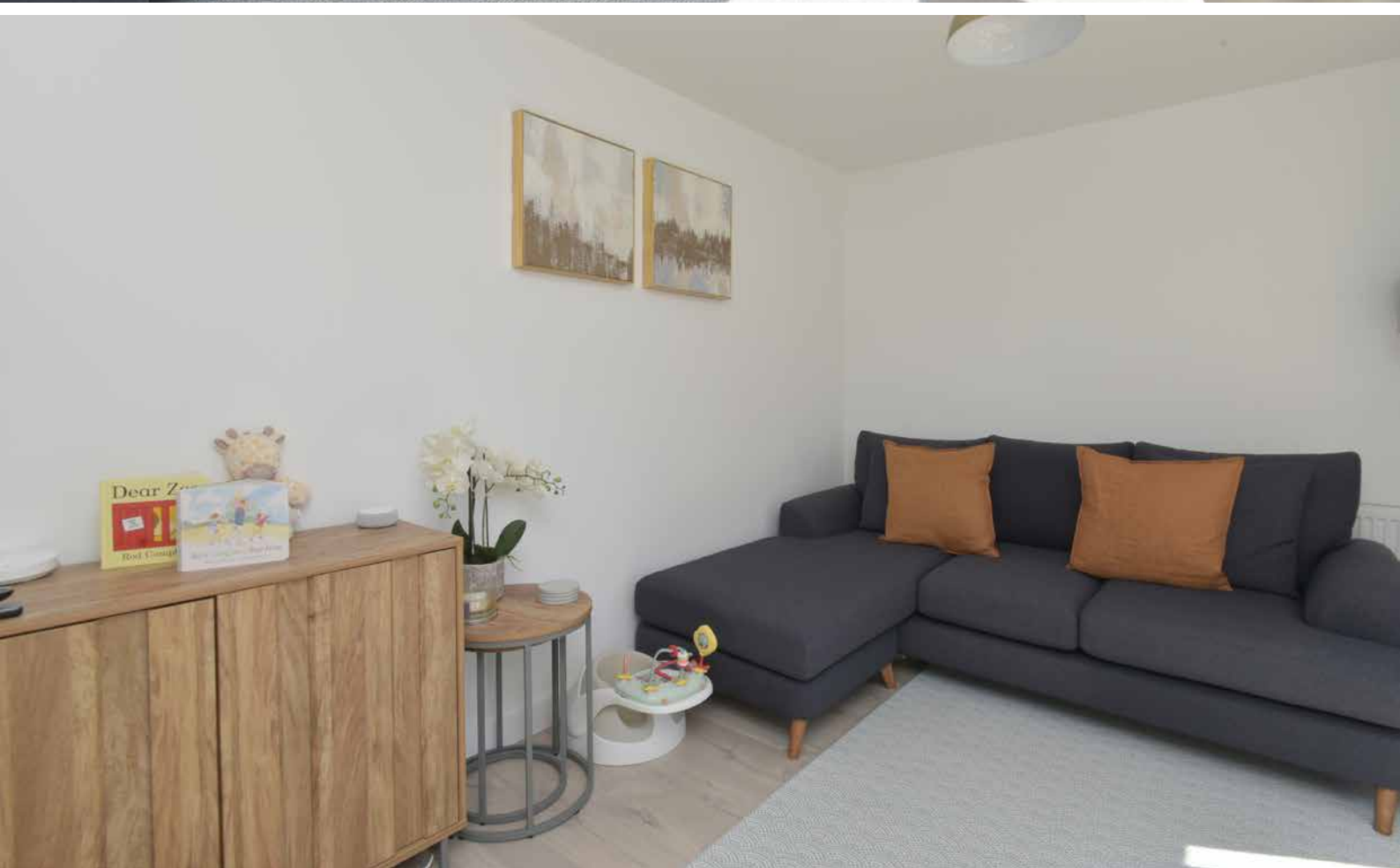
THE LIVING ROOM



Additionally, there is a separate spacious living area to the front of the property and a separate cosy family room to the rear of the property, leading out into a beautifully landscaped, private, enclosed garden. Conveniently, there is a downstairs WC.



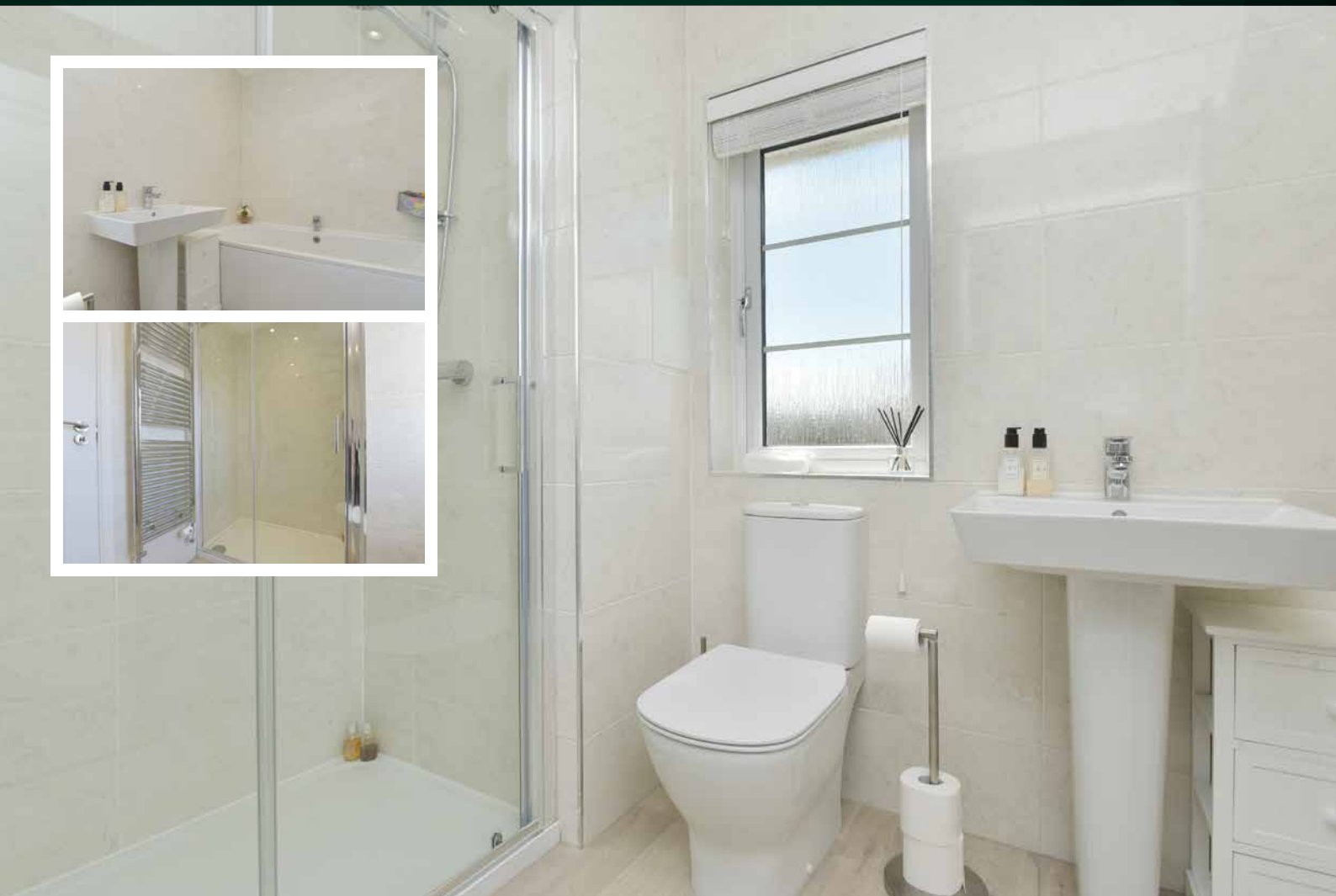
THE FAMILY ROOM





Leading to the upstairs of the property is a spacious staircase and landing. Bedroom one is a generous size with floor-to-ceiling French doors letting in lots of natural light, fitted wardrobes for ample storage and an en-suite. The other three bedrooms are all generously sized doubles with a good amount of storage. Additionally, there is a storage cupboard on the landing. The family bathroom comes equipped with a bath and a separate shower cubicle. The bathroom is finished to a high standard with neutral, modern décor.

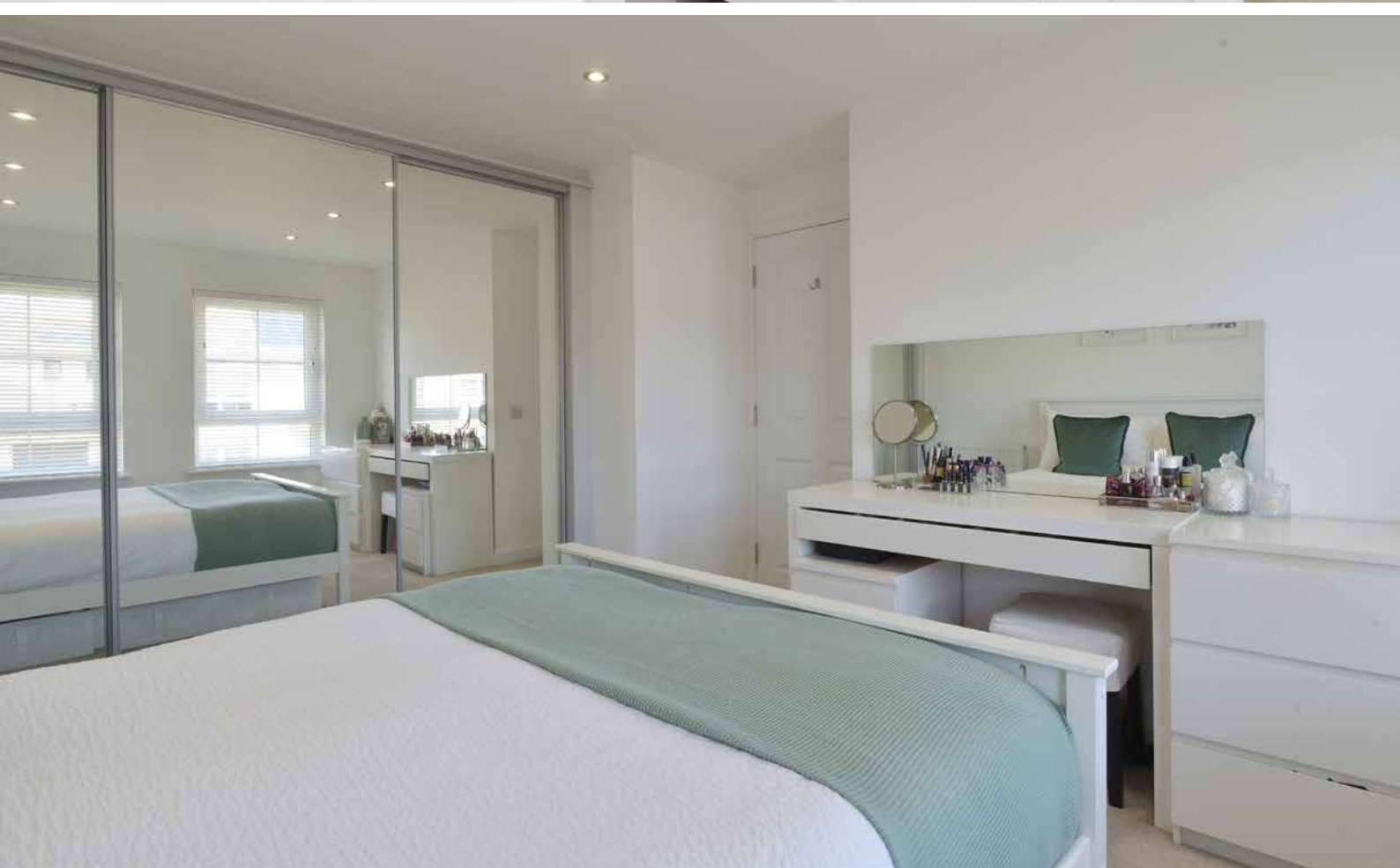
THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

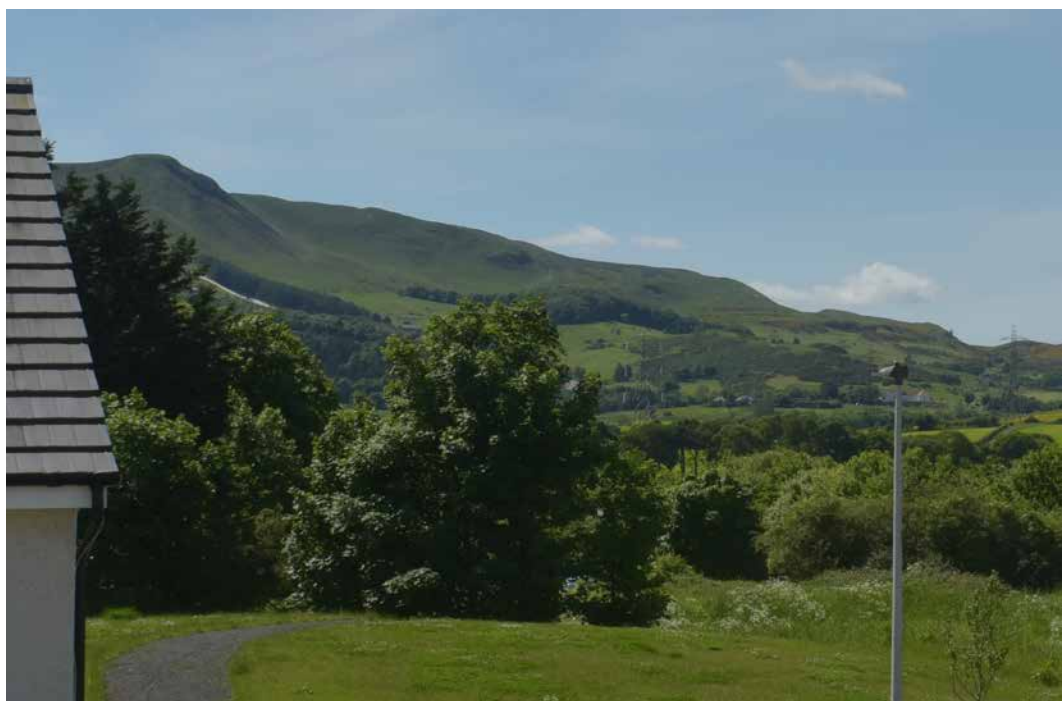


BEDROOM 4

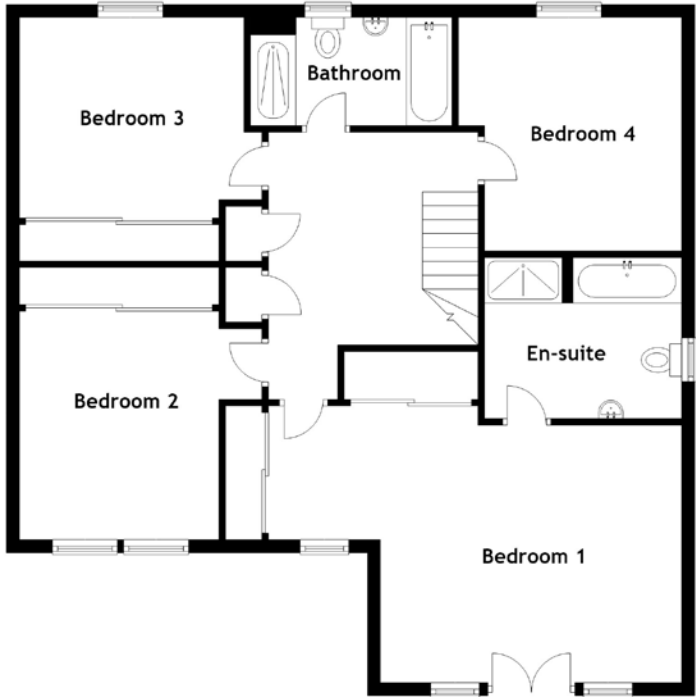
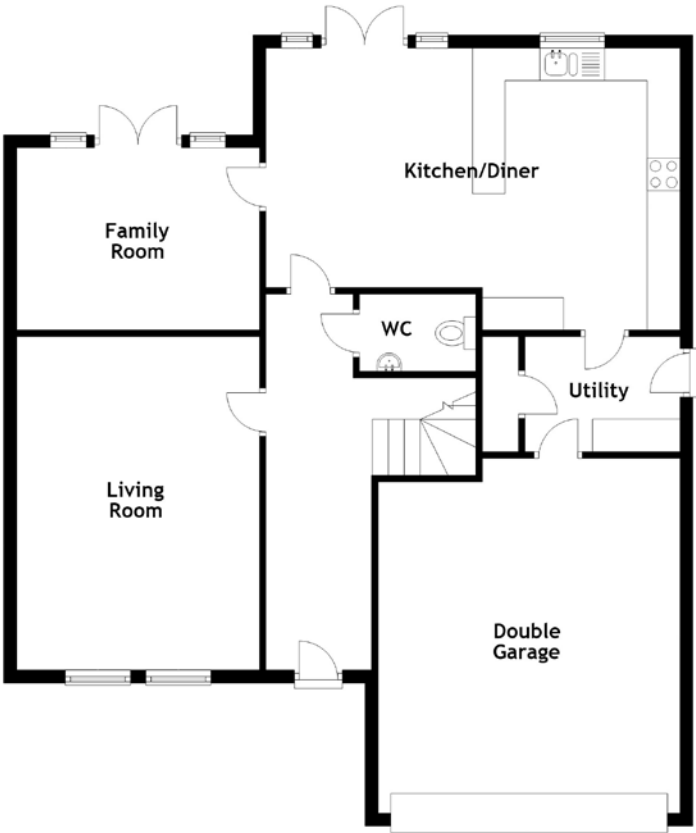


The house also includes a large integrated double garage and driveway. This is a rare opportunity to acquire a modern detached house in a fantastic location.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

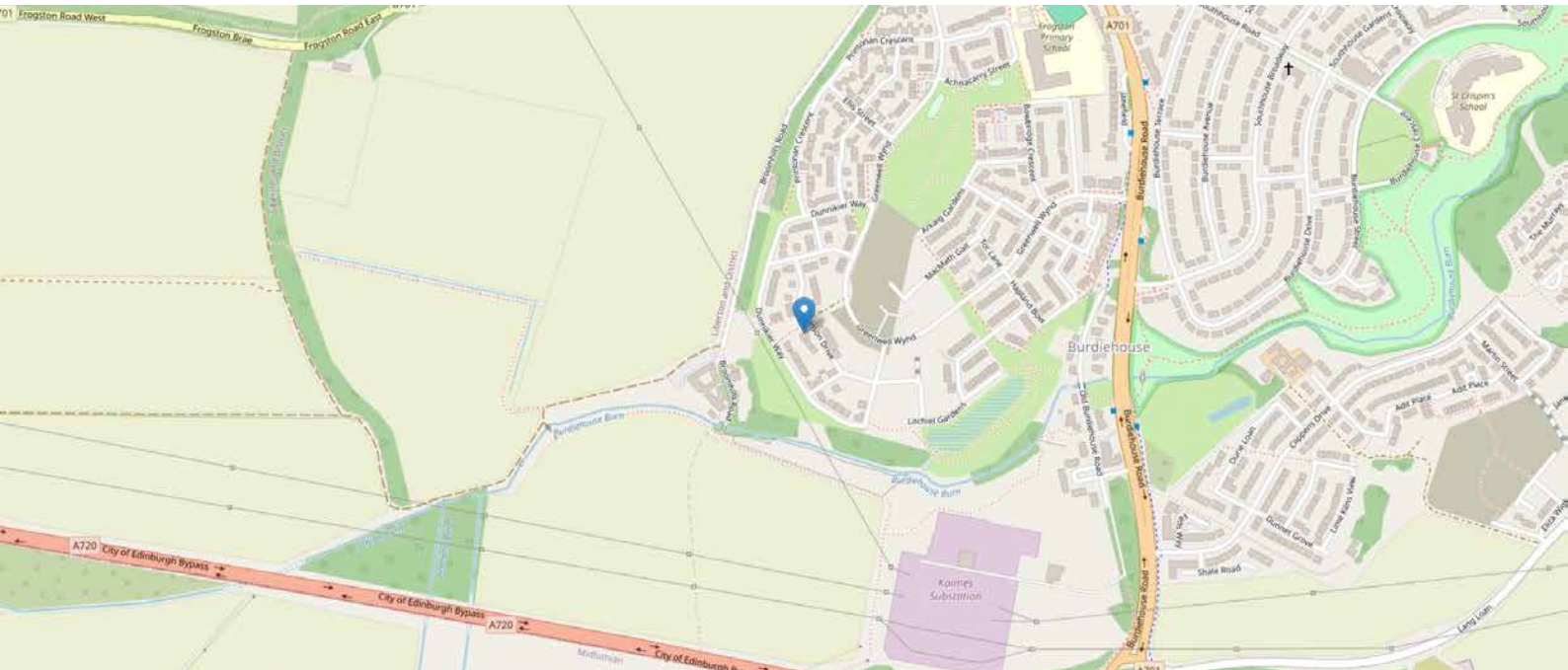


Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	6.37m (20'11") x 4.34m (14'3")
Utility	2.38m (7'10") x 1.77m (5'10")
Living Room	5.13m (16'10") x 3.74m (12'3")
Family Room	3.74m (12'3") x 2.81m (9'2")
WC	1.79m (5'11") x 1.19m (3'11")
Bathroom	3.10m (10'2") x 1.67m (5'6")

Bedroom 1	6.24m (20'6") x 4.26m (14')
En-suite	3.04m (10') x 2.48m (8'2")
Bedroom 2	3.79m (12'5") x 3.52m (11'6")
Bedroom 3	3.81m (12'6") x 3.09m (10'1")
Bedroom 4	3.60m (11'10") x 3.44m (11'4")
Double Garage	5.46m (17'11") x 4.64m (15'3")

Gross internal floor area (m²): 166m² | EPC Rating: B



THE LOCATION

Liberton is a sought-after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.





There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



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