



17 Shanter Way
LIBERTON | EDINBURGH | EH16 6XQ


warners
solicitors & estate agents



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Set in a quiet development, moments from excellent amenities, quick transport links, the Royal Infirmary and main university buildings is this spacious end terraced house. Now in need of light modernisation the property boasts a large private rear garden, free on street parking, gas central heating and double glazing and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with useful W/C, a bright lounge with feature fireplace and picture window which floods the room with an abundance of natural light, a large kitchen with dining space, fitted units and garden access and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms (one with built-in mirrored wardrobe) and a bathroom with three piece suite. Externally the fully enclosed and long rear garden is mainly paved creating an ideal low maintenance space.

- End terraced house in quiet development
- Close to the Royal Infirmary and university buildings
- Welcoming hallway with W/C compartment
- Bright lounge with feature fireplace and deep storage
- Dining kitchen with fitted units and garden access
- Two large double bedrooms
- Bathroom with three piece suite
- Gas central heating and double glazing

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

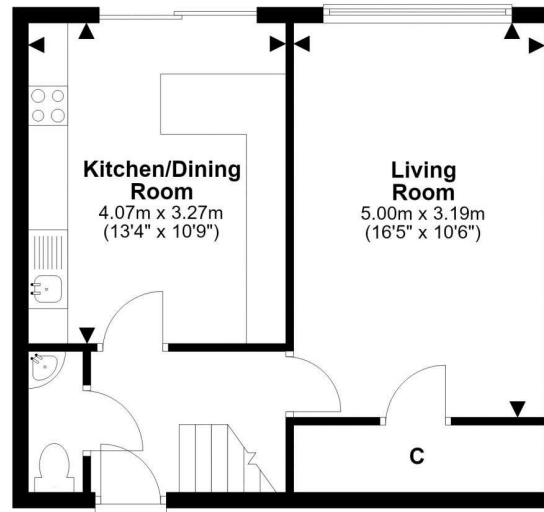


Council tax band B, EPC D

Extras to be included in sale: All items of furniture and white goods - oven, washing machine, tumble dryer & fridge/freezer.

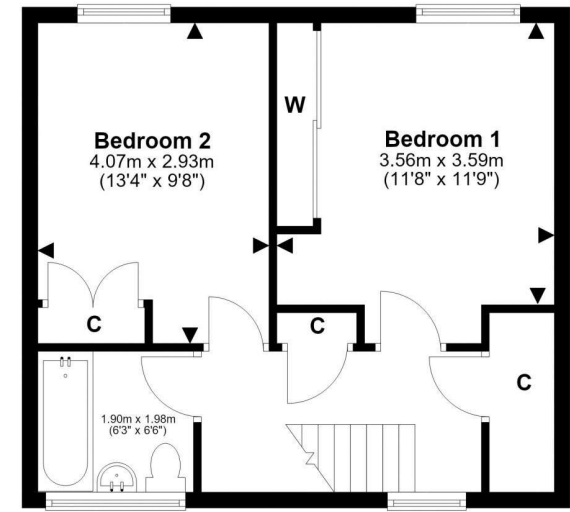
Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks





Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



First Floor