

299 Guardwell Crescent

LIBERTON, EDINBURGH, EH17 7SL



*EXCELLENT THREE-BEDROOM
DETACHED FAMILY HOME*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

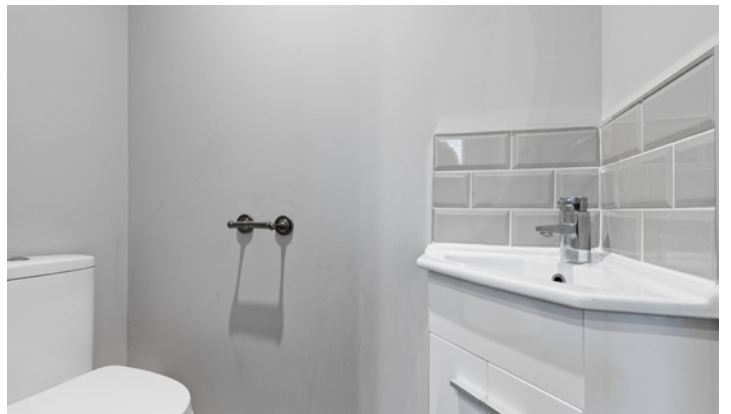




McEwan Fraser Legal is delighted to present to the market this excellent three-bedroom detached family home, quietly positioned within the popular Guardwell Crescent development in Liberton. Occupying a particularly attractive corner plot, the property offers generous accommodation, excellent storage and superb private outdoor space.

The ground floor accommodation comprises a welcoming entrance hallway, a spacious living room and a separate dining room, providing excellent flexibility for modern family living and entertaining. The large kitchen offers an excellent range of storage and workspace, with a separate utility room providing further practicality. A convenient downstairs WC completes the ground floor.







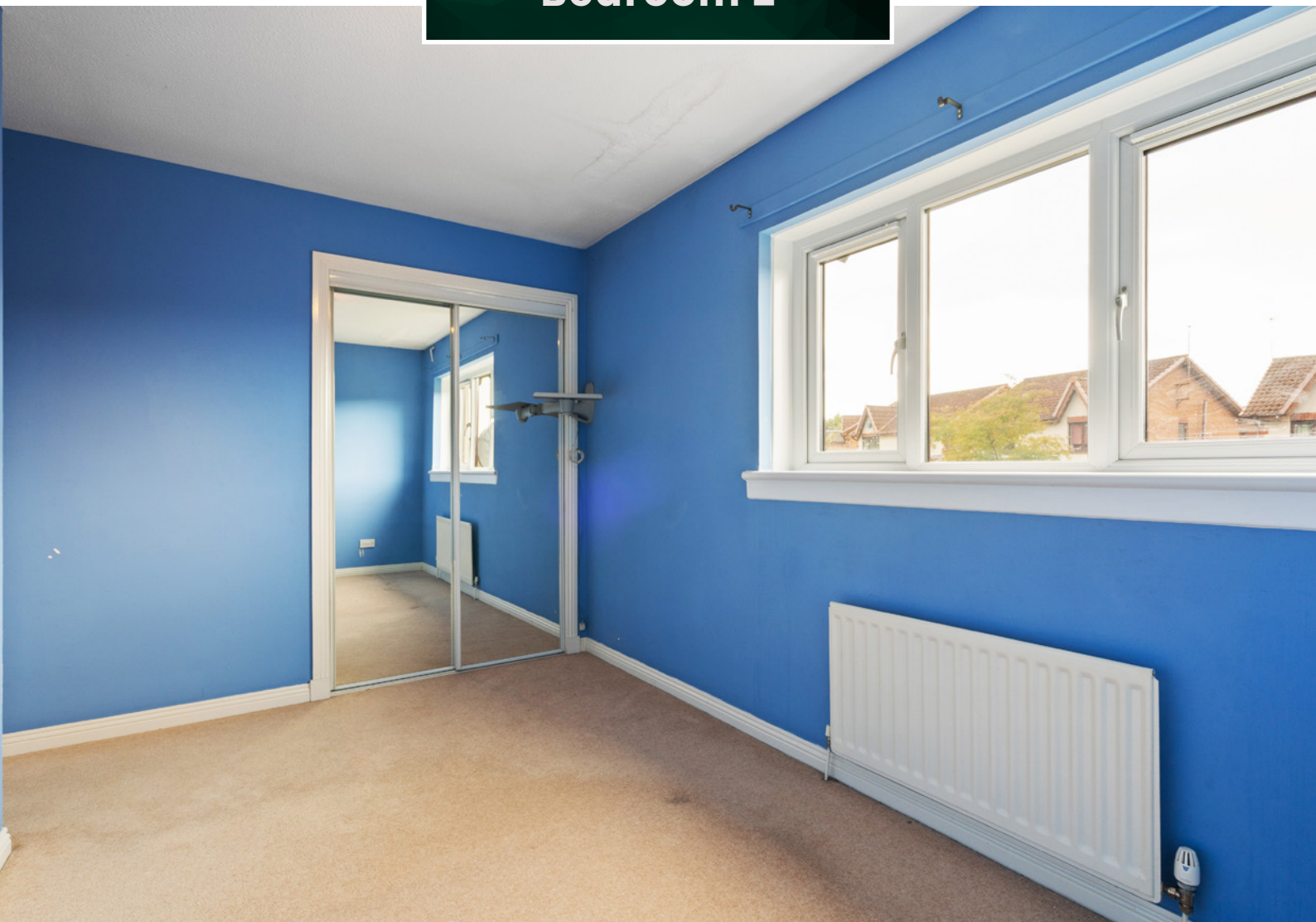
Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room. The remaining bedrooms are well served by a family bathroom.







Bedroom 2





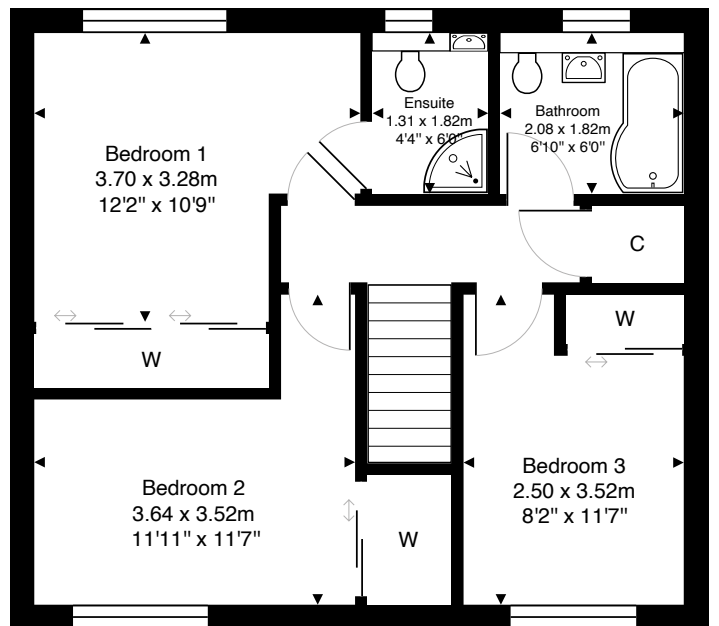
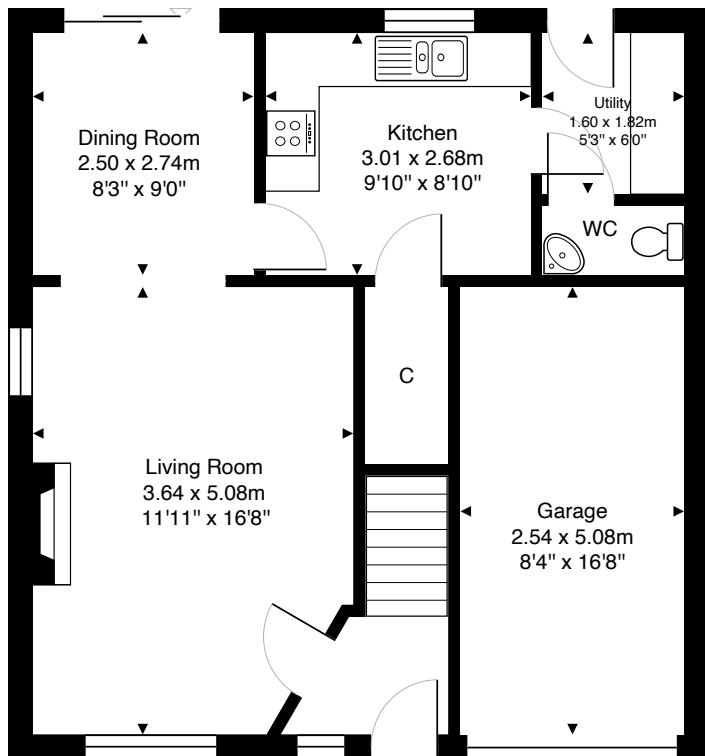
Bedroom 3





The property benefits from excellent storage throughout, making it particularly practical for family life. Further benefits include a garage and private driveway, providing valuable off-street parking.





Gross internal floor area (m²): 90m²

EPC Rating: C

Floor Plan



Externally, the property occupies a terrific corner position, with a large rear garden offering an excellent space for outdoor entertaining, children to play or simply relaxing in the garden. There is also a smaller front garden which adds to the property's attractive approach.

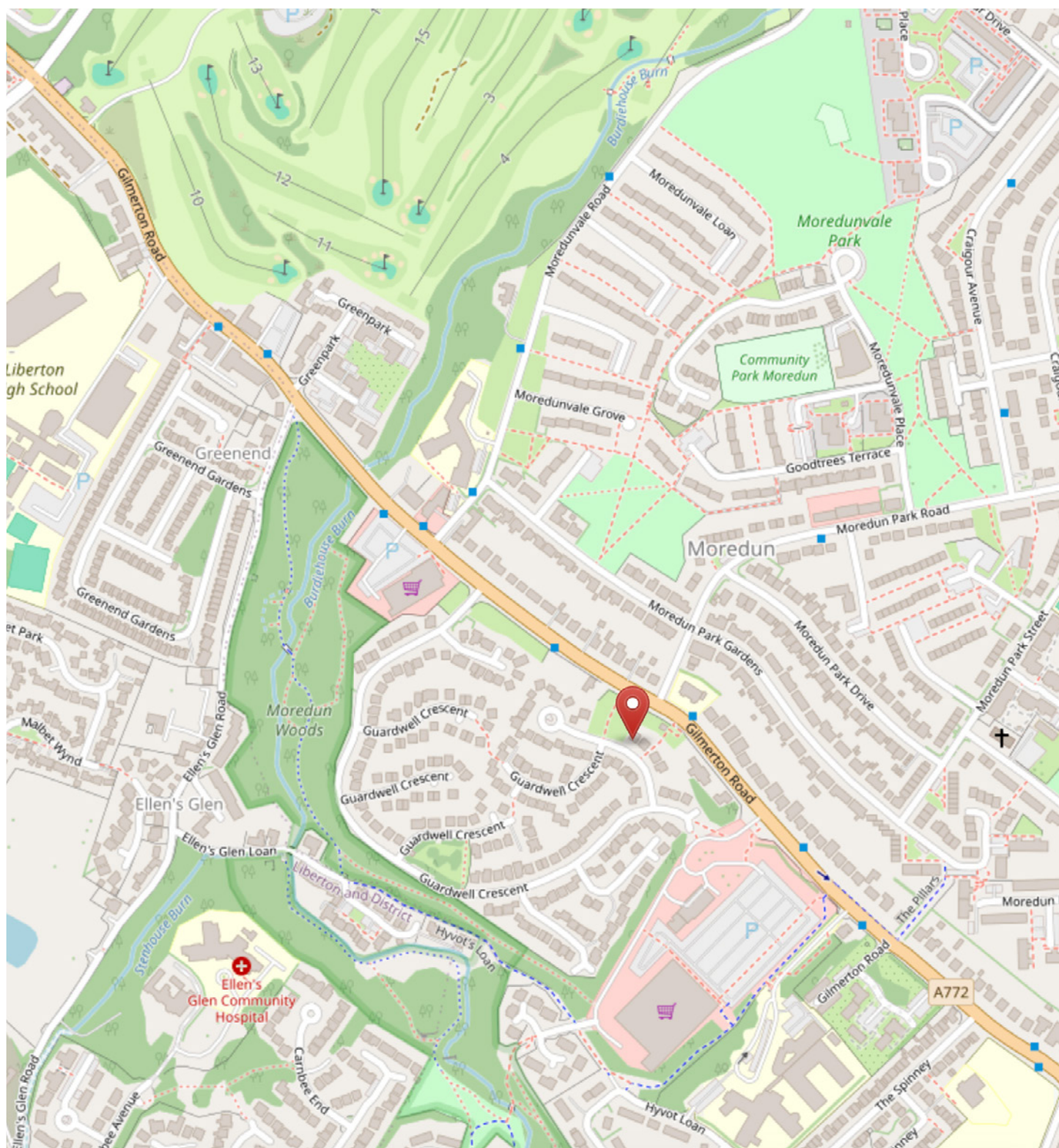
This is a superb opportunity to acquire a spacious detached family home within a popular residential development, offering excellent accommodation, generous gardens and convenient private parking. Early viewing is highly recommended.

The Property



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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.