



GARDEN STIRLING BURNET

1 SOUTHOUSE ROAD
LIBERTON, EDINBURGH, EH17 8DZ



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PROPERTY SUMMARY



Set in Liberton, this 3-bed bungalow presents an exciting opportunity to modernise and transform a detached bungalow into a contemporary home tailored to individual tastes. Requiring refurbishment, the property offers a rare chance to rework the existing accommodation while retaining the considerable appeal of a single-storey layout, private garden and generous parking. The bright home currently comprises a reception room with fireplace, traditional fitted kitchen, three bedrooms and a bathroom. Outside, the private rear garden provides excellent scope for landscaping, while the detached garage and driveway offer valuable off-street parking and storage. Ideally positioned for Liberton, Gilmerton and Straiton, with local schools, amenities and excellent transport links nearby, this is an appealing project for buyers seeking to create a home entirely to their own specification.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.





"A practical three-bedroom detached bungalow with scope for refurbishment."

FEATURES

- Detached bungalow in established Liberton
- Bright single-storey layout with scope for refurbishment
- Entrance vestibule and hall with storage
- Generous living/dining room with fireplace
- Traditional fitted kitchen with external door
- Three bedrooms
- A three-piece bathroom
- Private rear garden
- Detached garage and driveway parking
- Gas central heating and double glazing

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CLICK HERE
for a virtual tour of the property



"A 3-bed detached bungalow with private garden and driveway parking."





LIBERTON, EDINBURGH

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.







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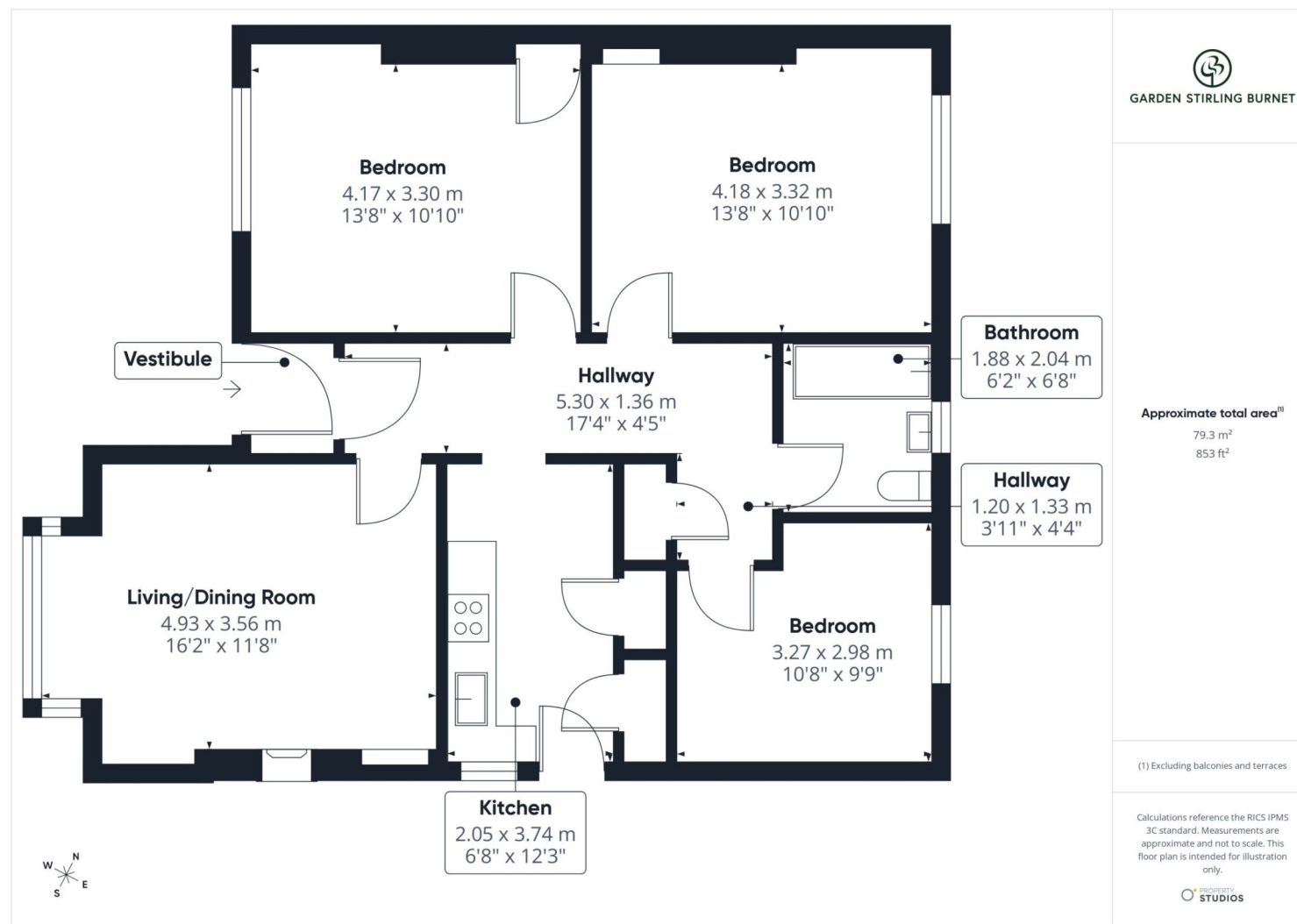
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



**EPC
 RATING**

D

**COUNCIL
 TAX BAND**

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