



20 Badger Way
LIBERTON | EDINBURGH | EH17 8XD


warners
solicitors & estate agents



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Warners are delighted to present this spacious and beautifully presented four-bedroom end-terraced townhouse, forming part of a popular modern development in the sought-after Liberton area of Edinburgh. Arranged over three levels and offering flexible family accommodation, the property is complemented by a private driveway, attractive front garden and a superb southerly-facing landscaped rear garden.

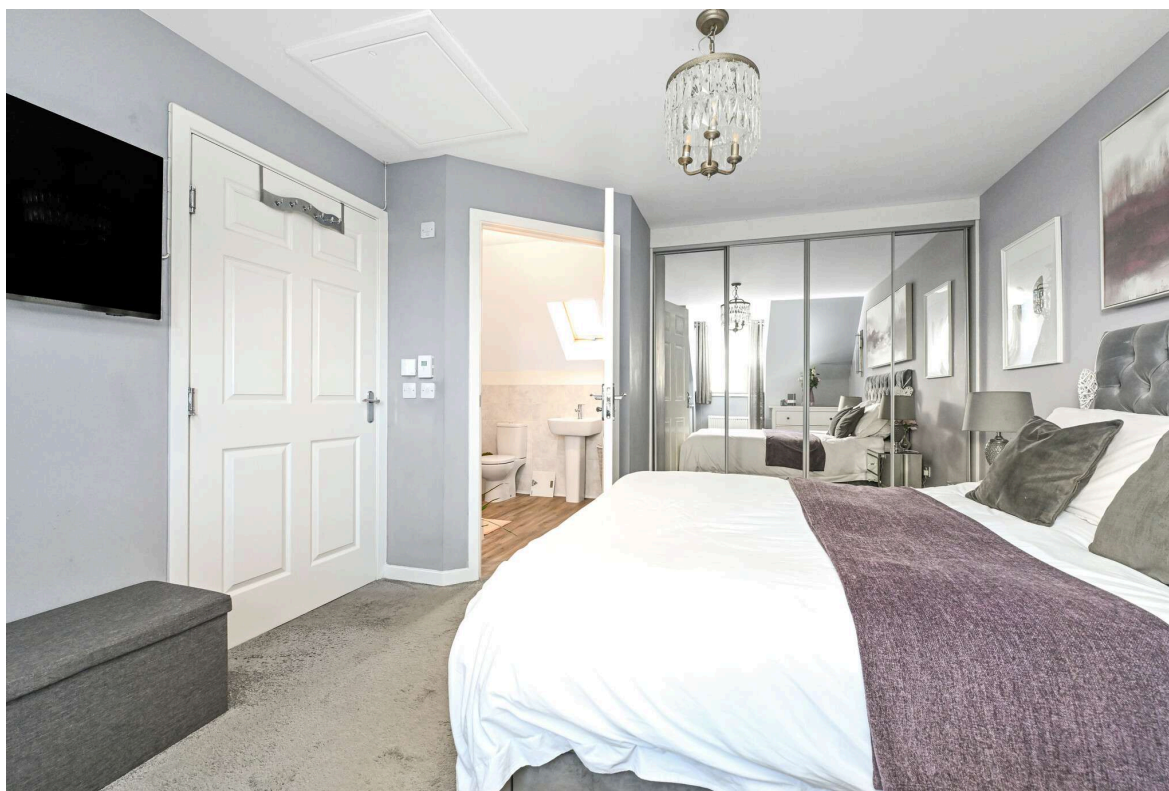
The ground floor opens into a welcoming entrance hallway with a convenient WC. The bright and generously proportioned living room provides an inviting space for relaxing, while to the rear the kitchen/dining room forms an excellent family hub. Fitted with a stylish range of contemporary cabinetry, integrated appliances and contrasting tiled splashbacks, the kitchen offers ample space for a dining table and chairs. French doors open directly onto the rear garden, providing a seamless connection to the outdoor space. The first-floor houses three well-proportioned bedrooms, offering excellent flexibility for family life, guests or home working, together with a modern family bathroom fitted with a stylish three-piece suite. Occupying the entire second floor, the impressive principal bedroom provides a wonderful sense of privacy and space, benefiting from extensive fitted wardrobe storage and its own en-suite shower room.

Externally, the fully enclosed southerly-facing rear garden is a particular highlight. Beautifully landscaped and mainly laid to lawn, it features a raised decked seating area with integrated mood lighting, creating an excellent setting for outdoor dining and entertaining. A garden shed provides useful external storage. To the front, low-maintenance landscaping is complemented by a paved private driveway providing convenient off-street parking.

Early viewing is highly recommended to appreciate the excellent presentation, flexible family accommodation and superb southerly-facing garden offered by this impressive home.

Fees payable to factor, Hacking and Patterson, approx. £175 per annum with £100 deposit.

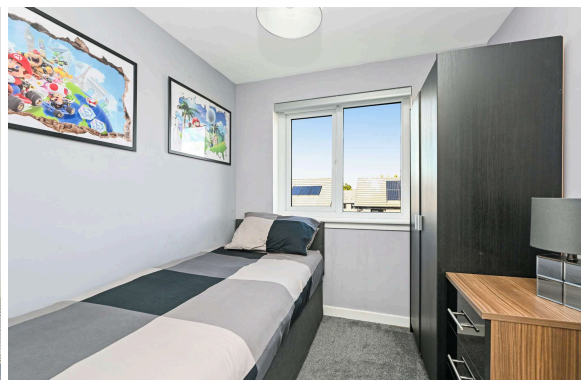
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

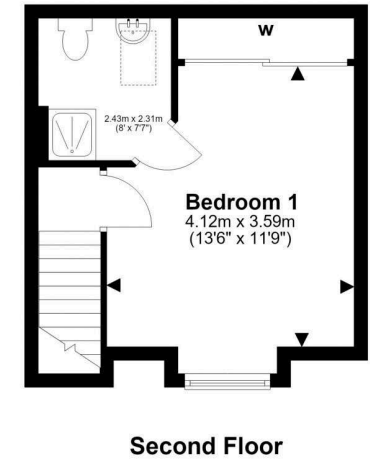
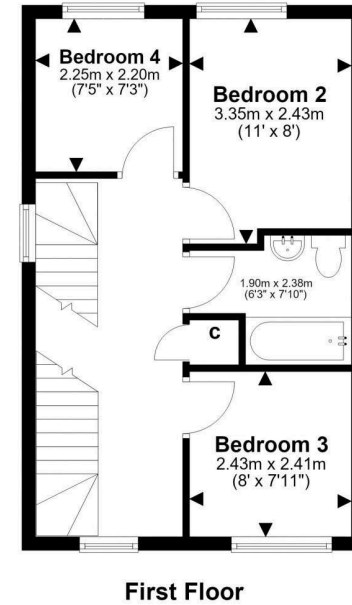
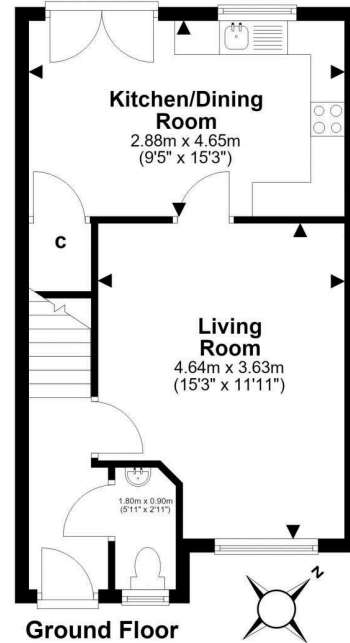


All fixtures, fittings, blinds, integrated kitchen appliances, washing machine, dishwasher, and fridge freezer will be included in the sale.

Energy rating B, Council Tax Band E.

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.





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.