

SIMPSON & MARWICK



30 Fordell Road, Liberton, Edinburgh, EH17 8XZ



3

2

2

EPC: B (86)
Council Tax - E

Impressive 3-bedroom semi-detached home in Liberton with a sunny garden.



- Semi-detached house
- Integrated appliances
- Bespoke dining booth
- Three bedrooms
- En-suite shower room
- Attic storage space
- Gas central heating
- Double glazing
- Sunny private garden
- On-street parking
- Driveway parking

This well-presented semi-detached house offers three bedrooms and bright, welcoming living spaces in the vibrant area of Liberton, Edinburgh.

Upon entering the home, you are greeted by a hallway that leads to a spacious and bright lounge featuring a floating storage unit. The kitchen/diner is well-equipped with integrated appliances, including a gas hob and fridge/freezer, and offers a bespoke-built corner dining booth with under-seat storage. A convenient WC with chrome heated towel rail serves this level, and an under-stair storage cupboard is available in the hallway.

The first floor provides two double bedrooms, one with a built-in wardrobe, and a third bedroom currently serving as a dressing room. The main bathroom is stylishly appointed with a chrome heated towel rail and an over-bath shower. An en-suite shower room accompanies one of the double bedrooms, offering extra convenience with similar stylish fittings.

Accessed from the landing, the attic space is perfect for additional storage needs.

The property also features double glazing, gas central heating, a security alarm system and solar panels. The private rear garden, which enjoys a sunny aspect, includes a patio area perfect for outdoor entertaining. Parking solutions include a single driveway and on-street options.

Location

Set in Liberton, the home is conveniently located for access to amenities and transport links to Edinburgh City Centre. The area boasts an excellent selection of local shops, schools, and parks.

Fixtures and Fittings

All blinds and light fittings will be included in the sale, along with dressing room wardrobes and integrated appliances, including; washing machine, fridge/freezer and dishwasher. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick

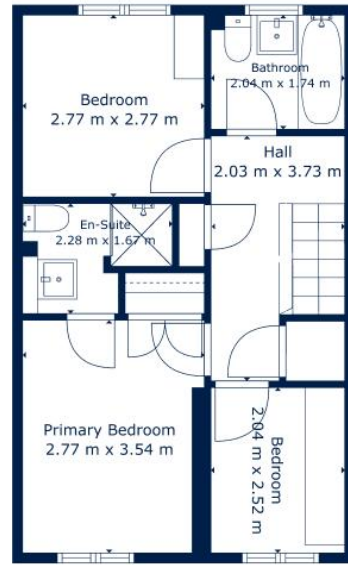


SIMPSON & MARWICK

SIMPSON & MARWICK



Ground Floor



1st Floor

For identification purposes only.
Not to scale.

30 Fordell Road

Liberton, Edinburgh, EH17 8XZ

Approx. Gross Internal Area:
861.113 Sq Ft (80 Sq M)

Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		