


# 36 Cadogan Road

LIBERTON | EDINBURGH | EH16 6LY

warners
solicitors & estate agents









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Warners are proud to present this extremely attractive traditional four/five-bedroom semi-detached family home with stunning views, front driveway and rear garden, offering the perfect blend of contemporary style and comfort, situated on a quiet street in the sought-after Liberton area around four miles to the South of the city centre.

This property has been fully renovated to a very high standard, is in true move in condition and would suit a couple/family. Downstairs the stylish kitchen/dining area is well zoned with cooking and dining areas and is flooded with natural light, creating a bright and welcoming space and giving access out to the rear garden. The fully fitted kitchen currently comprises gas hob, oven, fan, fridge/freezer, dishwasher, pantry and a breakfast bar. There is also a spacious yet cosy living room with a wood burner and elegant bay window, a further dining reception room, a downstairs bedroom/study and a shower room with a shower, WC and a heated towel rail.

The first floor comprises three well-proportioned bedrooms, the master with a bay window and views of the Pentlands, there is also the family bathroom with a shower, separate bath and heated towel rail. On the top floor there is a further bedroom with stunning views of Arthur's Seat and Edinburgh Castle, it also boasts built in storage an en-suite shower room with a heated towel rail. Externally, the property offers a front driveway and front and rear gardens made up of a lawn, a shed, decking and also benefitting from a garden tap.

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


In this house we dance in the kitchen





- Extremely well-presented semi-detached home with stunning views
- Bright, spacious kitchen/dining area with access to the garden
- Fully fitted kitchen with breakfast bar and pantry
- Cosy living room with wood burner and bay window
- Further Dining/reception room
- Downstairs Shower room and WC
- Downstairs Study/bedroom
- Four well-proportioned bedrooms
- One with en-suite shower room
- Stylish family bathroom
- Landscaped garden with decking, lawn and shed
- Front driveway.

Energy Rating D.
Council Tax G.

All fixtures, fittings, integrated kitchen appliances, curtains and blinds will be included in the sale.



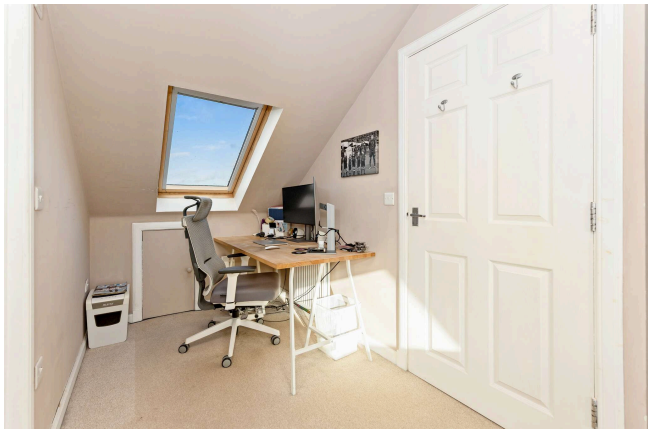


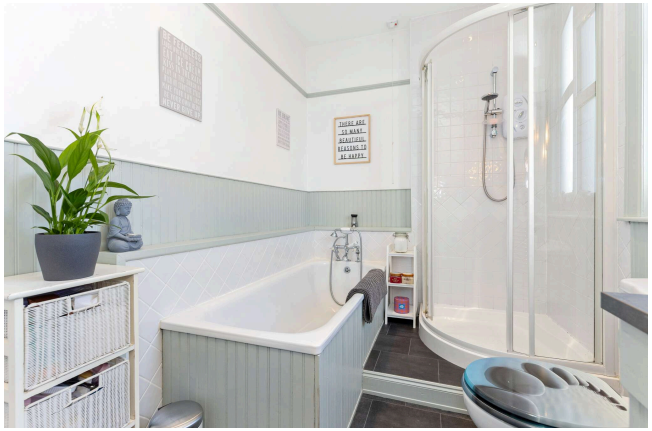


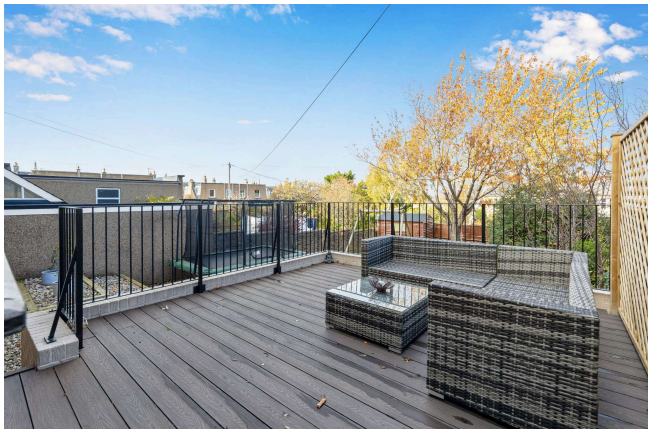
Liberton is a sought-after suburb to the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys 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 the main motorway networks.

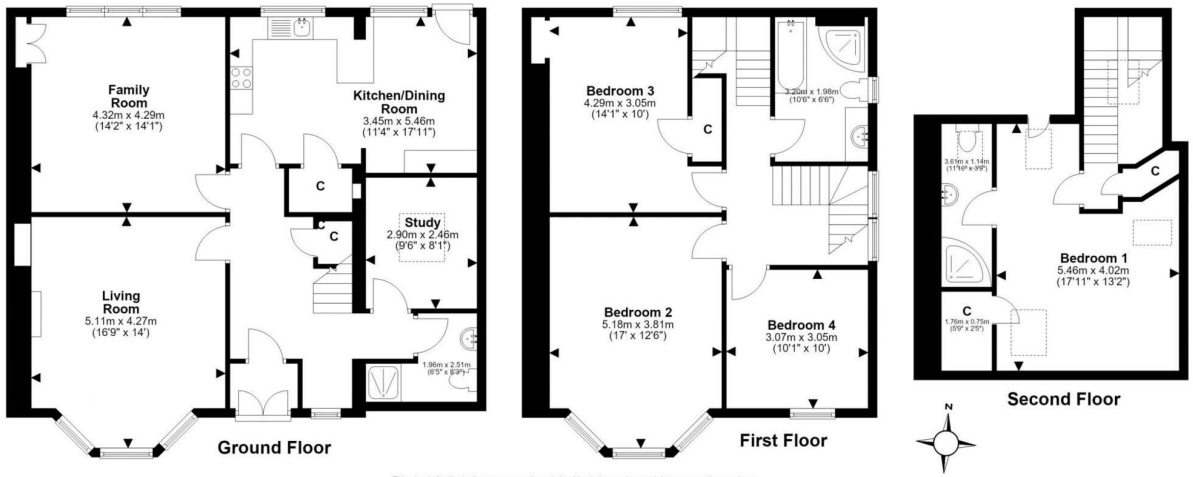













This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.


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