



3 PARK GROVE

EDINBURGH, MIDLOTHIAN, EH16 6JE



3 Park Grove is a charming, detached stone-built bungalow located in a peaceful cul-de-sac in the desirable Liberton neighbourhood on the south side of Edinburgh. This property offers an exceptional opportunity for prospective buyers looking for a well-maintained home with the potential for expansion and development to suit their needs.

DAVIDSONS

SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

VIEWING:
By appointment telephone: 0131 558 9999

ENERGY PERFORMANCE RATING:
D



DESCRIPTION

3 Park Grove is a charming, detached stone-built bungalow located in a peaceful cul-de-sac in the desirable Liberton neighbourhood on the south side of Edinburgh. This property offers an exceptional opportunity for prospective buyers looking for a well-maintained home with the potential for expansion and development to suit their needs.

Currently configured as a four-bedroom house, the property presents the exciting possibility of extending both to the rear and into the roof space. This expansion could allow for the creation of a more spacious kitchen and dining area at the rear of the house, as well as additional bedrooms and a bathroom on a newly formed first floor. Such modifications would be subject to acquiring the necessary planning permissions etc.

Upon entering the property, you'll be greeted by a private vestibule that leads into a bright central hallway, which conveniently connects all the living spaces. Noteworthy features of this home include bay windows in both the living room and the current primary bedroom at the front of the property, offering lovely natural light and views. The kitchen is well-appointed and comes equipped with modern amenities. There is also a separate utility area that provides direct access to the garden from the side of the house. The family bathroom is generously sized, offering both a bath and a separate shower for added convenience.

As for the current layout, three bedrooms are situated towards the rear of the property. These bedrooms enjoy views over the well-maintained large rear garden. The garden itself is predominantly laid to lawn and boasts mature plantings and a walled boundary, creating a serene and private outdoor space. Additionally, there is a delightful summer house with a seating area.



At the front of the property, you'll find a small garden area and a private driveway leading to the attached garage, providing ample parking space. For added convenience, a side gate connects the front garden to the rear garden, making it easy to access and enjoy the entire property.

In summary, 3 Park Grove in Liberton offers a fantastic opportunity to own a detached stone-built bungalow in a peaceful setting, with the potential for further development.

AREA

Park Grove is located in the sought-after area of Liberton just south of Edinburgh city centre. There are excellent local amenities including a bank, post office and local shops to cater for everyday needs. Further shopping can be found at Cameron Toll shopping centre where there is a Sainsbury's supermarket and high street retail outlets. Costco, IKEA and a variety of other retail shops can be found nearby at Straiton. Liberton offers great outdoor activities where you can enjoy a leisurely stroll along Burdiehouse Burn or a walk at Braid Hills to enjoy the panoramic views of the city or a round of golf at Liberton Golf Club. Regular bus services take you to the city centre and surrounding areas. It is also close to the new Royal Infirmary and Edinburgh University's Kings Buildings, with George Square and Old Quad campuses easily accessible. Newington with its excellent range of shops and amenities, is within easy reach. The city by-pass is easily accessible, connecting to the Airport and Central Scottish motorway networks. There is excellent schooling available in the area both in public and private sector for nursery to senior level.





FEATURES

- *Detached four bedroomed bungalow*
- *Cul de sac location*
- *Well presented*
- *Spacious living room*
- *Central hallway*
- *Well-equipped kitchen and utility.*
- *3 double bedrooms and 1 large single bedroom/dining room*
- *Family bathroom with shower*
- *Large mature rear garden*
- *Private driveway*
- *Potential for further development*
- *Double glazing*
- *Gas central heating*

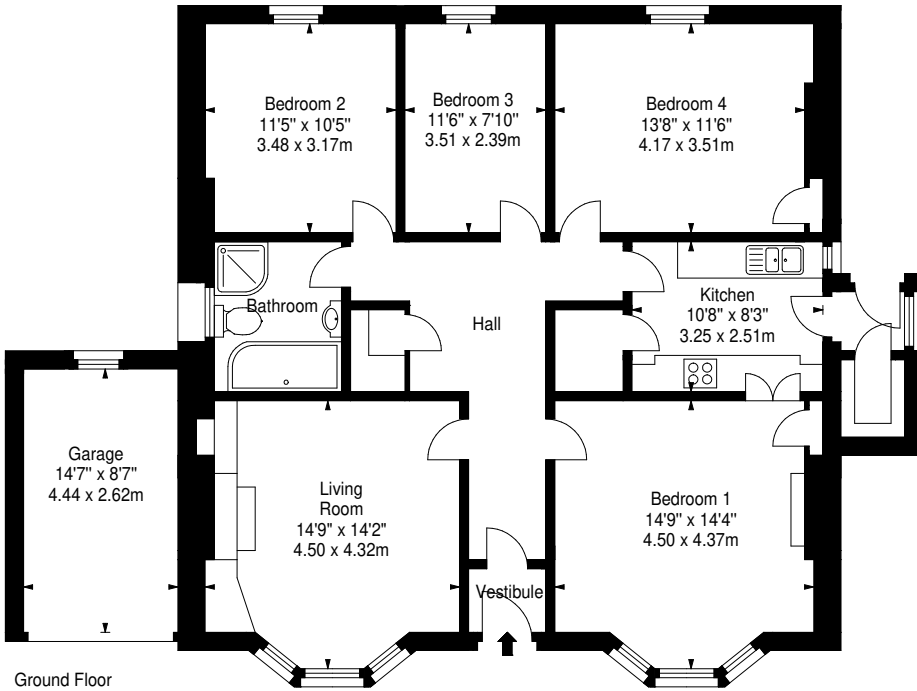
EXTRAS

All carpets and blinds are included in the sale. In addition the under counter fridge, under counter freezer, hob, oven, dishwasher and washing machine are included. It should be noted that none of the appliances and services are guaranteed and should be taken as seen.

Park Grove, EH16 6JE



Approx. Gross Internal Area
1330 Sq Ft - 123.56 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

Produced and Printed by Digital Typeline tel: 0131 657 1001

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