



39 LIBERTON GARDENS
LIBERTON
EDINBURGH EH16 5JU



To view the HD video click here

clydeproperty.co.uk





This well proportioned three bedroom semi-detached house is located in the extremely popular area of Liberton. The property now requires some modernisation but will be a fabulous family home. It is approached via a beautiful front garden and mono block driveway providing ample off street parking for several cars.

To the outside, the beautifully maintained gardens have lawn area and large double garage with power and light as well as additional garden store.



AT A GLANCE

Three bedroom semi-detached house
Entrance vestibule
Welcoming hallway with under-stair storage
Bay window lounge
Formal dining room
Recently installed kitchen
Three bedrooms, all come with fitted wardrobes
Family bathroom has a white three piece suite

THE FINER DETAIL

Requires some modernisation
Double glazed throughout
Gas central heating
Mono block driveway
Ample off street parking
Beautifully maintained gardens
Large double garage with power and light
Regular public transport nearby
EPC Band D







The entrance vestibule leads to welcoming hallway with under-stair storage cupboard. Bay window lounge with feature electric fireplace. Formal dining room with electric fire place and sliding doors out to the patio and back garden. Recently installed kitchen with a selection of floor and wall mounted units, integrated appliances include a four ring gas hood with extractor hood and light, oven, grill, fridge with freezer compartment, washing machine and door to side gardens.

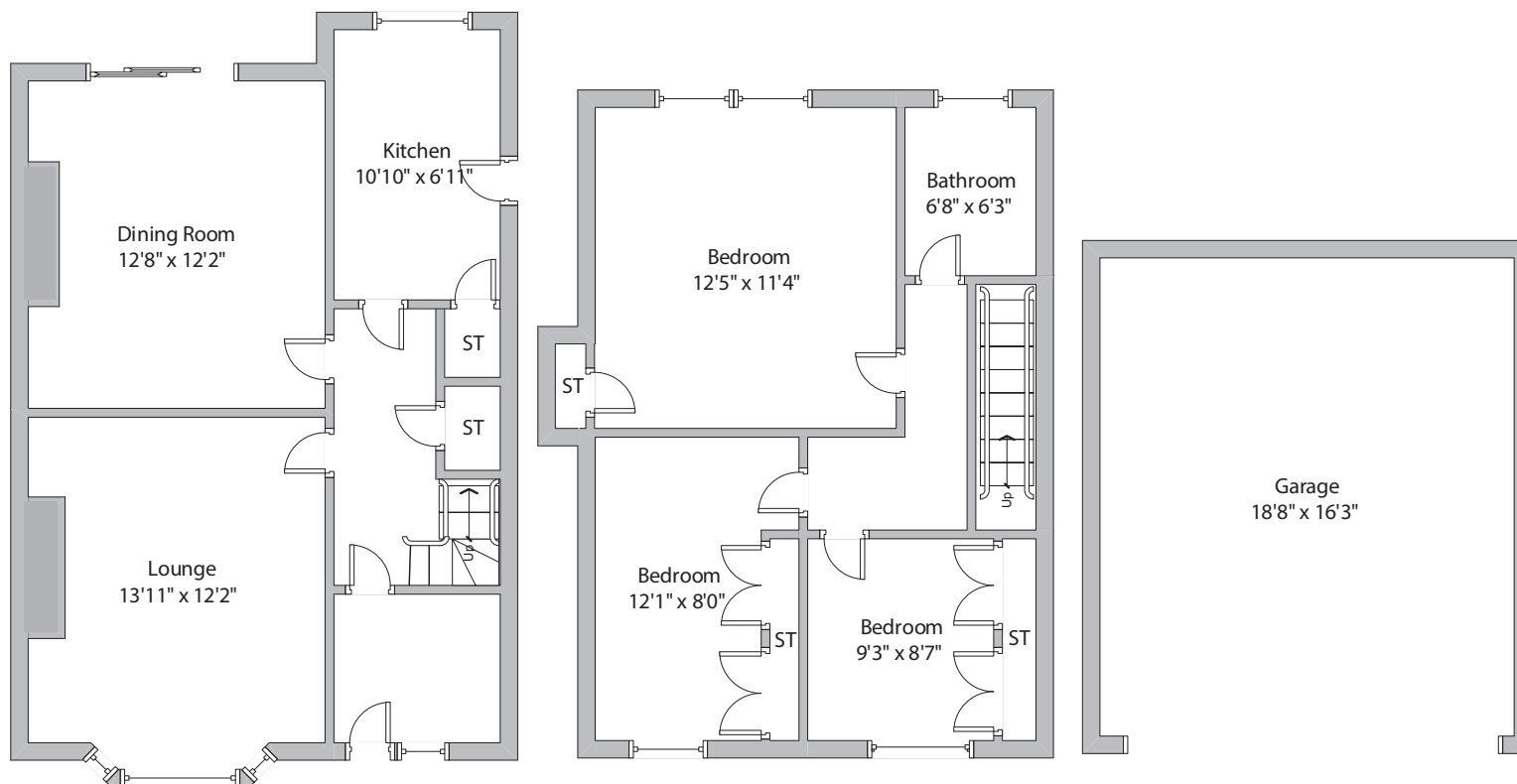
Carpeted stairs rising to the upper landing with hatch to loft space. Three bedrooms, all come with fitted wardrobes. The family bathroom has a white three piece suite, bath with shower over, wash hand basin and WC.

Liberton is an established residential area south of Edinburgh city centre, offering an extensive mix of family orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well represented from nursery to senior level.





A home full of interesting features from the tenement era; collected, restored & installed to add both quirky and unique touches



39 LIBERTON GARDENS
LIBERTON
EDINBURGH EH16 5JU

EPC Band D

Approx gross internal area 1022 sqft | 95 sqm

Property reference MN0177

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Find out more contact Clyde Property Edinburgh: 48-50 Morningside Road, Edinburgh EH10 4BZ T: 0131 297 5999 E: edinburgh@clydeproperty.co.uk



clydeproperty.co.uk

