



CLANCYS

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163 Guardwell Crescent

Edinburgh, EH17 7HA



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4/5



2



EPC

C



FREEHOLD

Description

Clancy's solicitors & Estate Agents are delighted to bring to the market this well presented, well-proportioned detached villa, located in a much sought after development within the Liberton area of Edinburgh. This light, airy family home is offered to the market in move-in condition and has been finished to an exacting standard throughout with quality fixtures and fittings. The accommodation briefly comprises, a welcoming entrance hall with a useful WC off, an open plan lounge/dining room/kitchen. The lounge area provides a dedicated space for relaxing, the dining area offers a space for entertaining and the kitchen area is well-appointed with storage and workspace and is complemented by fully integrated appliances that include oven, hob and hood. Completing downstairs is a flexible room, ideal as a family room/playroom/bedroom 5. A carpeted staircase leading up to the upper landing gives access to four double bedrooms. The principal room provides a tranquil retreat and comes complete with a stylish en-suite shower room. There are three further good-sized bedrooms and a contemporary family bathroom. The property further benefits from gas central heating and double glazing. Externally, there is small private garden to the front and to the rear there is a fully enclosed garden that offers a safe space for children to play with outdoor summerhouse. This secure area features a lawn and a patio for summer dining and entertaining. There is a driveway and large garage located to the front of the property. This property truly showcases the perfect example of modern, functional, open-plan family living, making it a superb home. Viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation that is on offer.

Factoring

The development is managed by Trinity Factors and a fee of approximately £101.85 P/A is payable for the upkeep of communal areas.

Ross & Lidell - City Quay, 19 Camperdown St, Dundee DD1 3JA. I currently pay £60.00 per month. They hold a deposit of £350.00.

Location

Liberton is a 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. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury 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.

Extras

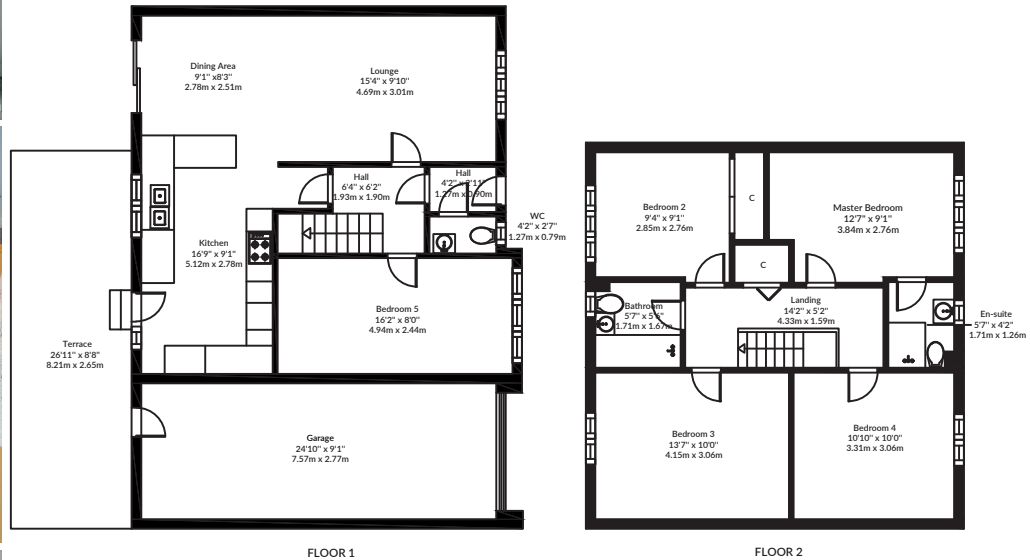
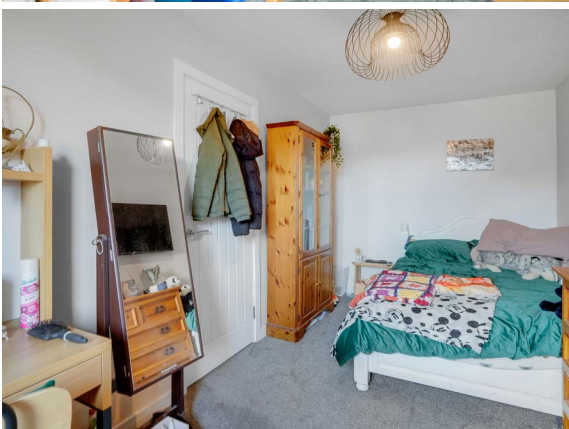
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- WC
- Open plan lounge/dining room/kitchen
- Family room/Playroom/Bedroom 5
- Upper landing
- 4 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Attic
- Private gardens to front and rear
- Driveway
- Large garage
- EPC rating - C
- Council Tax Band – D
- Tenure - Freehold







This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025

