



# 33 Guardwell Crescent

Liberton, Edinburgh, EH17 7JA

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This modern three-bedroom semi-detached house in desirable Liberton enjoys a leafy residential address with attractive views towards Arthur's Seat. It is just a short walk from supermarkets, primary and secondary schools, and frequent city bus links. For those commuting further afield, there is also swift access out of Edinburgh to the bypass. The well-presented interiors have a minimalist finish that allows for easy decorative personalisation and are family-oriented with multiple conveniences, ample storage, and connected living spaces leading onto a secure south-facing garden. Private parking for two cars adds to the appeal of this fantastic home.

A vestibule with a handy WC cloakroom grants access to a light-filled living room, providing a flexible space for comfortable seating. It features double doors to the formal dining room, with stylish oak-style flooring flowing through both rooms. The dining room has sliding glass doors to a south-facing conservatory, suitable for year-round use, while the living room is also connected to the kitchen.

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## Features

- Leafy address with Arthur's Seat views
- Well-presented minimalist interiors
- Modern semi-detached family home
- Vestibule with a handy WC
- Bright and airy living room with access to:
- Dining room with access to:
- South-facing conservatory for year-round use
- Sunny, well-equipped kitchen off the living room
- Three bedrooms with ample storage
- Bathroom with shower-over-bath
- Neatly tended gardens, secure and south-facing at the rear
- Private parking for two cars
- Freehold Property
- EPC Rating - C
- Council Tax Band - E





“Dining room with access to a south-facing conservatory for year-round use”







The south-facing kitchen overlooks the garden and is tastefully appointed with contemporary white cabinets, a generous countertop, and a metro-tiled splashback. Appliances include an integrated dishwasher, oven, and gas hob with a feature hood, plus an under-counter washer dryer and an upright fridge freezer. There is also extra built-in storage for pantry items.

From the living room, carpeted stairs and a landing lead up to three bedrooms, two double rooms and a single. All bedrooms have oak-style flooring and ample storage with mirrored wardrobes. A bright bathroom with a shower-over-bath completes the upstairs. Gas central heating and full double glazing keep the property warm and efficient.

Outside, there is a front lawn and a generous, secure garden at the rear. The main garden enjoys sun throughout the day and includes a large, bordered lawn, a patio, and a shed. A tandem driveway runs along the side of the house for convenient private parking.

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale.

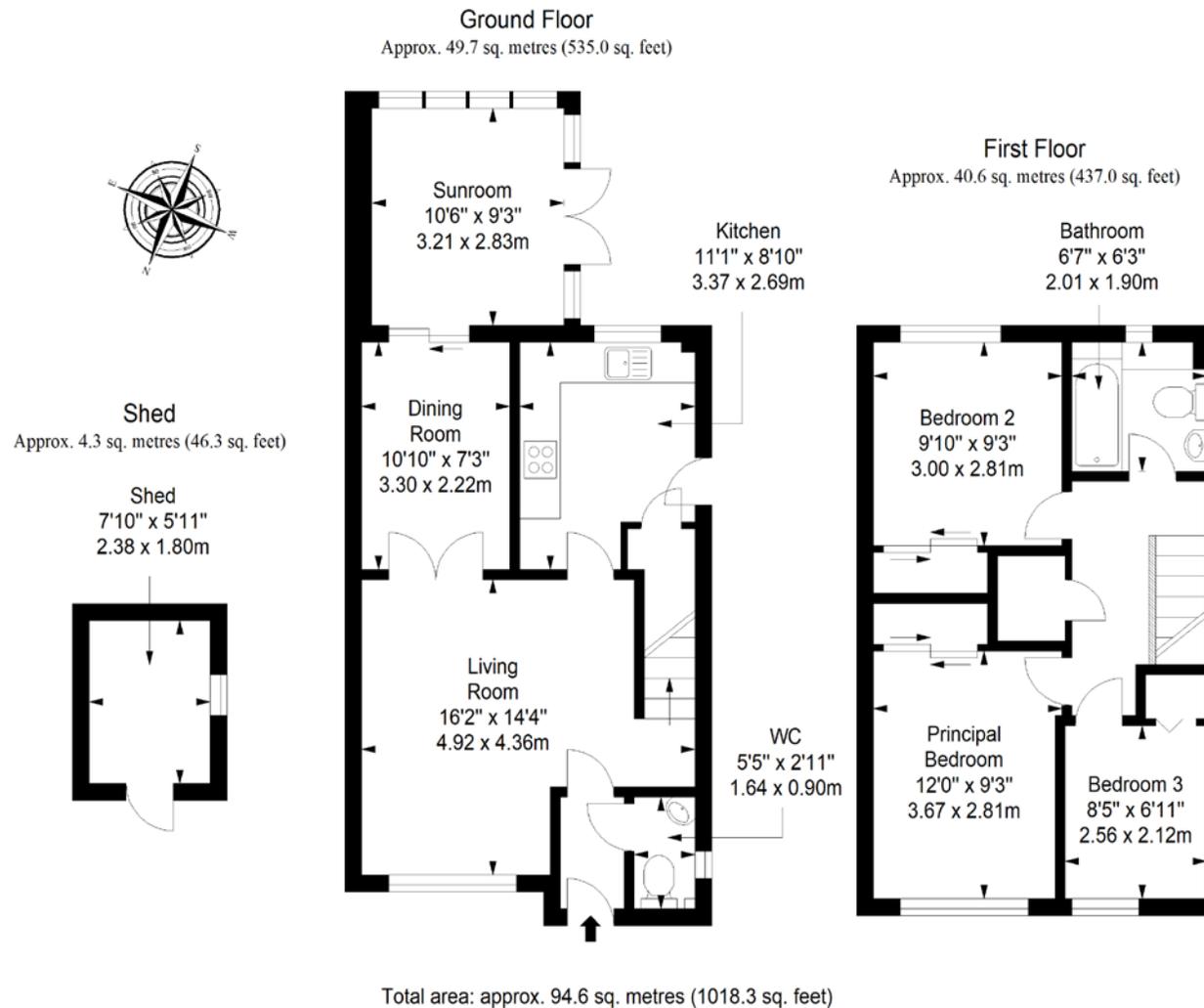
## Liberton, Edinburgh

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.





# Floorplan



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