

**19 Liberton Gardens
Edinburgh EH16 6JU**

Offers Over £420,000

- Bay window lounge featuring gas fireplace
- Dining room with gas fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two double bedrooms and single bedroom
- Utility room
- Two shower rooms fitted with two-piece suites
- Gas central heating and double glazing
- Private garden to rear
- Single garage
- Off-street parking for two cars

Council Tax Band: F

Tenure: Freehold

Shared Ownership: No



Semi-Detached

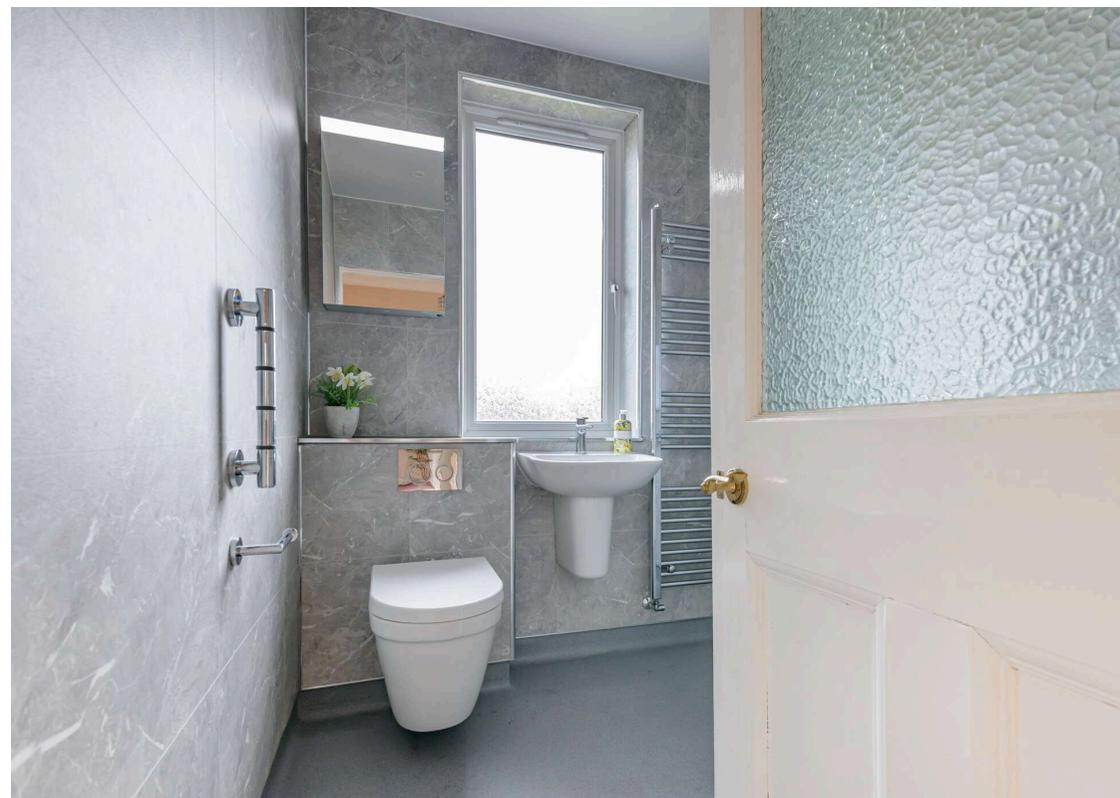
Blair Cadell is delighted to present this fantastic semi-detached family home in the highly sought-after area of Liberton. Boasting excellent transport links to the city centre, this charming property will appeal to a wide range of buyers, and early viewing is highly recommended.

The accommodation features beautiful stained glass in the porch dating back to 1926, a bright and inviting bay-windowed living room, complete with a gas fireplace—perfect for relaxing with family and friends. The kitchen is well-equipped with a range of wall and floor-mounted units, a gas hob, an electric oven, and included white goods. A generously sized dining room provides an ideal space for entertaining. Upstairs, the property offers two well-proportioned double bedrooms, both with fitted wardrobes providing ample storage, as well as a single bedroom. The modern wet room is fitted with a two-piece suite and an electric shower, complemented by an additional shower room on the ground floor with a two-piece suite. Further benefits include gas central heating and double glazing throughout. The fantastic private rear garden is a true highlight, featuring raised beds and two greenhouses with power—perfect for gardening enthusiasts. A single garage to the side of the property, along with off-street parking for two cars, adds further convenience. **Please note: No warranties are given for systems.**

Liberton Gardens is located to the south of the city, in a quiet part of the Liberton district. There is a frequent bus service nearby running to and from the city centre. The city bypass is a short drive away, and leads towards the airport, central belt motorway network and the South Gyle. The University of Edinburgh's King's Buildings campus is within easy walking distance, and the Royal Infirmary is only a few minutes by car. Locally there are shopping facilities in the nearby Cameron Toll, plus a Morrisons superstore and the Straiton Retail Park are only a short drive away. The area is served by primary and secondary schools, both of which are close by. Recreational facilities include Liberton Golf Club, Braid Hills public golf course, horse riding, Hillend Ski Centre, and walks on Blackford Hill and in the Pentland Country Park.

Viewing by appointment on 0131 337 1800





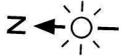
**Liberton Gardens,
Edinburgh,
Midlothian, EH16 6JU**



Approx. Gross Internal Area
1170 Sq Ft - 108.69 Sq M
(Including Garage)

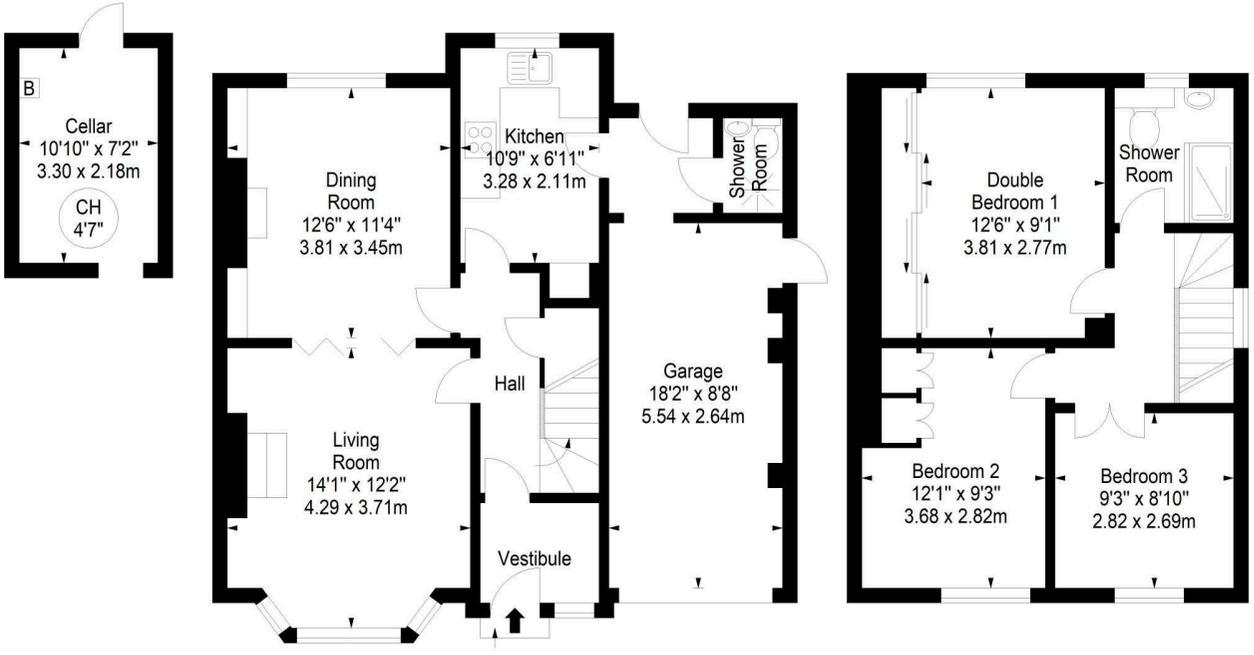
Cellar
Approx. Gross Internal Area
75 Sq Ft - 6.97 Sq M

For identification only. Not to scale.
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Key :-

CH : Ceiling Height



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