



19 Liberton Drive

Liberton, Edinburgh, EH16 6NL

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Offering well-presented interiors, with modern fixtures and fittings, tasteful décor, and some characterful features, this traditional semi-detached house is situated in Liberton and accommodates four bedrooms, three reception areas, a dining kitchen, and a bathroom (plus a separate WC). Externally, the home is accompanied by a generous, sunny garden, an integral garage, and a large multi-car driveway.

You are welcomed into the home by a practical entrance vestibule, leading through to an airy hallway where neutral décor, a characterful tartan carpet, and warm wood accents set the tone for the interiors to follow. On your right, you step into a living room, fronted by a bay window and occupying a spacious footprint which allows for various configurations of lounge furniture, all arranged around a stunning fireplace flanked by an Edinburgh press. The room is elegantly presented with neutral décor, classic coving, and a fitted carpet for optimum comfort underfoot. Next door, you will find what is sure to be the sociable heart of the home – the open-plan dining room and sunroom. The dining area provides an ideal setting for family meals and dinner parties, with plenty of space for a large dining table and chairs alongside additional furniture. The adjoining sunroom is filled with sunny natural light through a wealth of glazing, including a large skylight and wide southeast-facing patio doors opening onto the garden. The kitchen conveniently neighbours the dining room and offers space for a casual dining area. Here, attractive wood-styled wall and base cabinets are accompanied by spacious worktops and sleek metro-tiled splashbacks, as well as integrated appliances comprising an oven, hob, extractor hood, microwave, and dishwasher. A freestanding fridge/freezer is also included. The kitchen is supplemented by an adjoining utility room, whilst a rear vestibule (with a WC) and further storage leads to a workshop/store with external access.

Features

- Stunning views of Liberton Park and Pentland Hills
- Traditional semi-detached house in Liberton
- Well-presented, attractive interiors
- Entrance vestibule and hall with storage
- Elegant, bay-fronted living room with striking fireplace
- Fabulous open-plan formal dining room and sunroom
- Attractive dining kitchen with utility room and rear vestibule with WC
- Four well-proportioned and versatile bedrooms
- Family bathroom with shower-over-bath
- Large, well-maintained south-facing sunny garden
- Integral double garage, multi-car driveway, and workshop/store
- Gas central heating and double glazing
- EPC Rating - D





“Elegant, bay-fronted living room with striking fireplace, a fabulous open-plan formal dining room and sunroom and an attractive dining kitchen”







On the first floor, a landing (with storage) leads to the home's four bedrooms and a family bathroom. The two largest bedrooms are particularly spacious and fronted by bay windows, whilst the fourth bedroom is currently being utilised as a home office, ideal for those requiring a quiet space to work or study from home and highlighting the home's versatility. Finally, the bathroom comprises a bath with an overhead shower and a folding glazed screen, and a WC-suite set into storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is perfectly complemented by a generous, enviably south-facing rear garden, featuring a large, manicured lawn and paved areas for outdoor seating and barbecues, and a border of hedges, walls, and leafy shrubs including apple and plum trees. Excellent off-street parking is provided by an integral double garage and a multi-car driveway.

Extras: All fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, and fridge/freezer will be included in the sale. The bedroom wardrobes are all available by separate discussion.

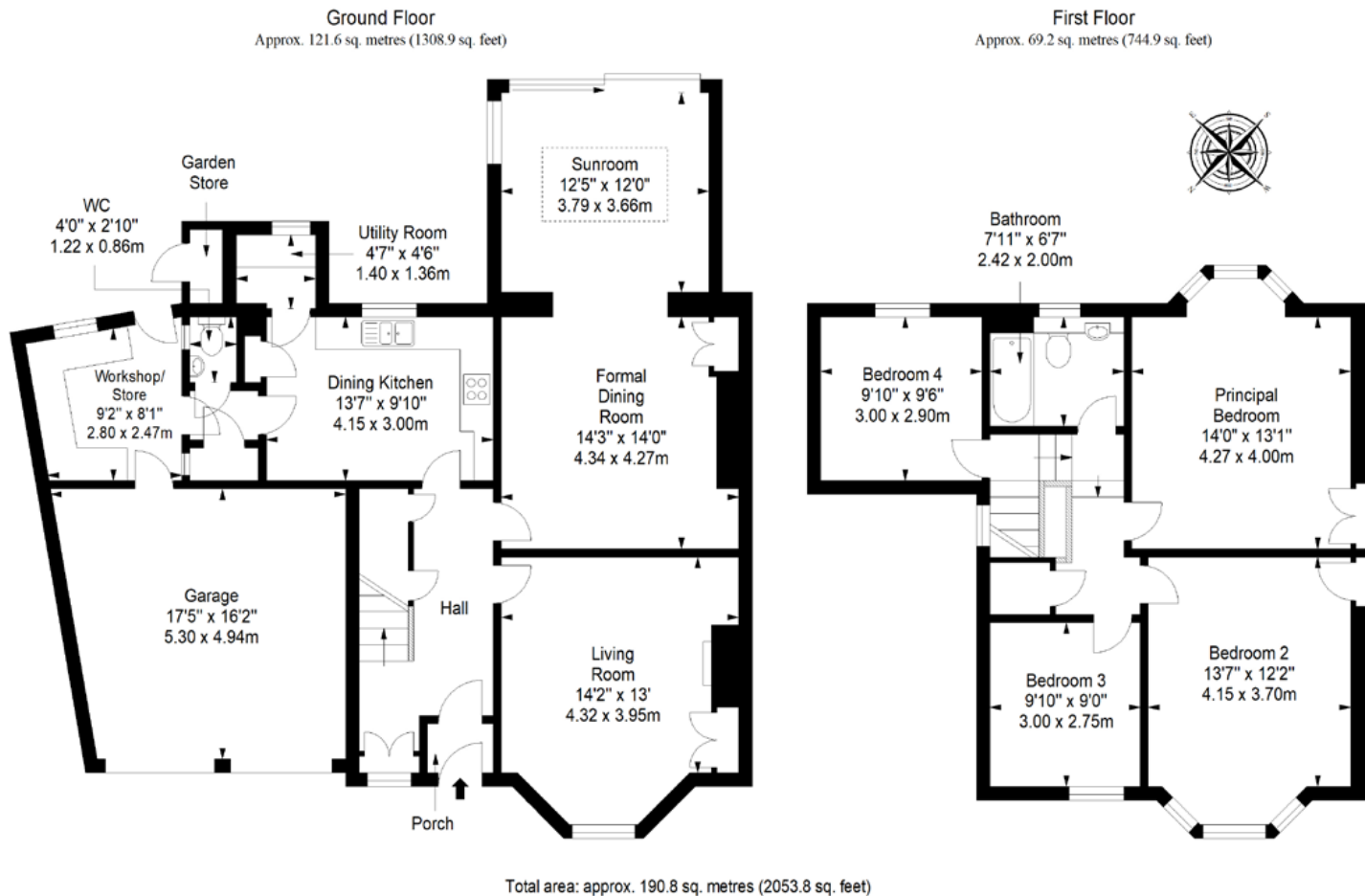
Liberton

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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