



**31 LEADERVALE ROAD
LIBERTON
EDINBURGH
EH16 6PB**

**OFFERS OVER
£315,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**STYLISH
SEMI-DETACHED
BUNGALOW WITH WELL
STOCKED GARDENS AND
GARAGE SET IN A VERY
POPULAR RESIDENTIAL
AREA CLOSE TO GREAT
LOCAL AMENITIES**

VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

The property is set in Liberton, a popular residential area, some 3 miles south of the City Centre. The local area is well served with a variety of amenities, while the larger shopping centres at Cameron Toll, Straiton Park and Fort Kinnaird are all within easy driving distance.

Regular bus services run close by, giving easy access to the City Centre and beyond. The city by-pass and major motorway network are also near at hand. The schools available in the area are highly respected from nursery to senior level.

Leisure facilities close by include The Braid Hills, Blackford Hill, several golf courses, Gracemount Leisure Centre and riding stables.

Internally the property is in excellent order throughout and benefits from gas central heating, double glazing and good storage facilities. Large attic with development potential subject to obtaining all necessary planning and consents.

There are mature, well stocked gardens to the front and rear of the property and a long driveway provides off-street parking and leads to a single garage.



PROPERTY DETAILS

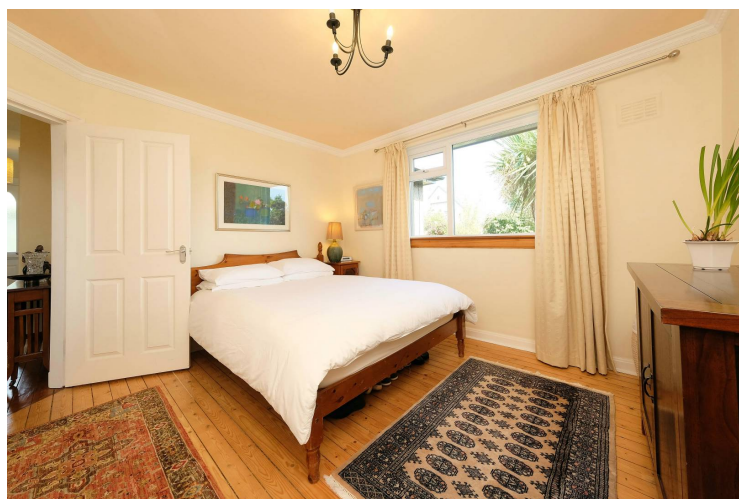
- * Entrance Hall providing access to all rooms. Built in cupboard. Glazed attic access hatch.
- * Bright and spacious Lounge with window to front overlooking garden. Additional window to side. Feature fireplace with arched cast iron inert and living flame gas fire. Cornice.
- * Stylish and modern fully fitted Dining Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Integrated washing machine and dishwasher. Ample work surfaces with Stainless steel sink with drainer and tiled splashback. Space for dining table and chairs.
- * Double Bed room with window to front. Built in cupboard. Stripped and varnished wooden floor.
- * Second Double Bed room with window to rear overlooking garden. Shelved cupboard. Stripped and varnished wooden floor.
- * Family Bathroom with white three piece suite comprising bath with electric shower above, wash hand basin and WC. Mirrored bathroom cabinet. Frosted window to rear.

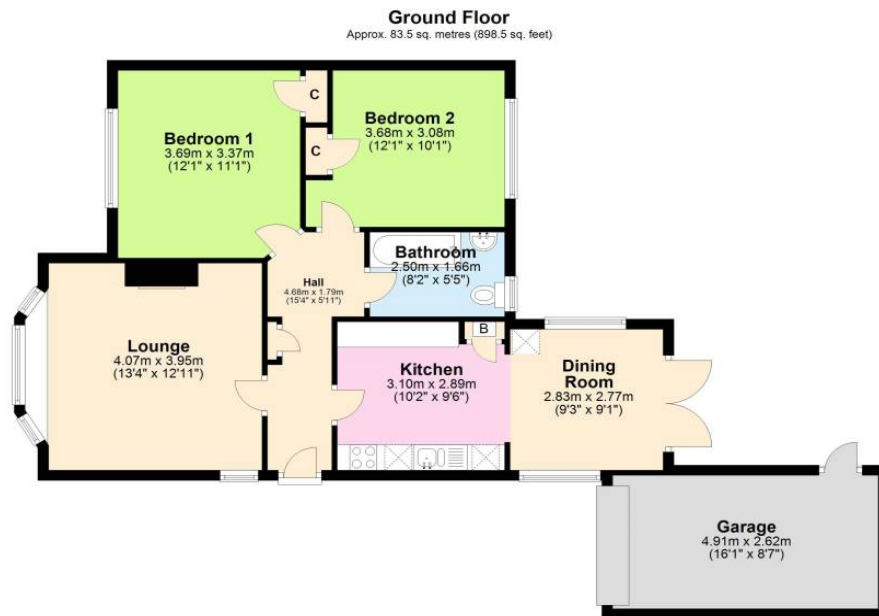
Energy Efficiency Rating: D



EXTERNAL

The property features a private front garden stocked with a lovely and exotic array of established plants and shrubs. The fully enclosed rear garden also feature a wonderful array of established plants and shrubs. Patio with space for garden furniture. The greenhouse is included in the sale. A long driveway provides off street parking for several cars and leads to a single garage with up and over door, power and light.





Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

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