



5 STENNIS GARDENS
LIBERTON
EDINBURGH
EH17 7QW

OFFERS OVER
£485,000

 CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

**SUPERB
AND SPACIOUS
DETACHED VILLA
WITH DOUBLE GARAGE
AND PRIVATE GARDENS
SET IN A VERY POPULAR
RESIDENTIAL AREA
CLOSE TO GREAT
AMENITIES**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Bright and spacious detached villa in a small development in the popular residential district of Liberton, to the south of the City Centre. Liberton is a popular residential district, located approximately four miles to the south of the City Centre. It offers plenty of local amenities including Aldi and Morrisons supermarkets, a pharmacy and Post Office services. More extensive shopping facilities are available at Cameron Toll Shopping Centre, Straiton Retail Park and the Fort Kinnaird Park. A good selection of bars, cafes and restaurants can be found nearby at Newington. Schooling is well represented from nursery to senior level, all within easy reach.

The property is ideally located for quick and easy access to the Edinburgh Royal Infirmary and is also close to King's Buildings. Regular bus services run to the City Centre and other parts of the City whilst the City Bypass can be easily reached by car offering a fast link to East Lothian and the A1, the airport and major motorways to the north and west.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. All integrated kitchen appliances are included in the sale together with all carpets and blinds.

A monobloc driveway provides off-street parking and leads to a large double garage with 2 up and over doors, power and light. The front garden features a small lawn. The rear garden is fully enclosed.



PROPERTY DETAILS

- * Entrance Vestibule with astragal door to hall.
- * Welcoming Hall with two large shelved storage cupboards. Deep under stair storage cupboard. Smoke alarm. Telephone point. Door to garden.
- * Bright and spacious Lounge with window to front overlooking garden. Feature fireplace with wooden surround, marble effect insert and hearth housing electric fire. TV and telephone points. Sliding double astragal doors to dining room.
- * Dining Room with patio doors to rear garden. Space for good sized dining table and chairs. Door to Kitchen.
- * Modern and fully fitted Dining Kitchen with matching wall and base units. Ample work surfaces with integrated sink and tiled splashback. The free standing electric double oven cooker is included in the sale together with the integrated dishwasher. Space for dining table and chairs. Window to rear.
- * Utility Room with worktops with integrated sink and drainer. Shelving. Plumbed for washing machine. Central heating boiler. Access to storage attic space. Window to side.
- * WC with two piece suite comprising wash hand basin and WC. Frosted window to rear.

Upper Floor:

- * Hall with walk in storage cupboard housing water tank. Attic access hatch.
- * Master Bedroom with window to front. Two extensive built in mirrored wardrobes with excellent hanging space and shelving. Door to: Stylish en suite with two-piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Frosted window to side. Shaver point.
- * Three further Double Bedrooms, two with built in wardrobes.
- * Partly tiled Bathroom with white three piece suite comprising bath, wash hand basin and WC. Shower compartment with mixer shower. Frosted window to side.
- * Large attic providing excellent additional storage space.



EXTERNAL

A monobloc driveway provides off-street parking and leads to a large double garage. The front garden is laid mainly to lawn. Large and fully enclosed garden to rear with a patio area with space for garden furniture and large lawn bordered with established plants and shrubs.



Energy Efficiency Rating: C



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 errors or omissions. This plan is for illustrative purposes only and should be used for any prospective purchase.



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.