



7 Lochiel Gardens  
LIBERTON | EDINBURGH | EH17 8WB

  
**warners**  
solicitors & estate agents





## 7 Lochiel Gardens

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Set in the heart of a modern, manicured estate, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented terraced house. Only a year old this property boasts lengthy warranties, a private garden, resident's parking, and solar panels and would make an ideal home in a quiet, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright South facing lounge, contemporary dining kitchen with luxury units, a useful utility room and W/C and following up a carpeted staircase the upper level enjoys a master bedroom with built-in mirrored wardrobes and deep storage cupboard, a second double bedroom, third single room and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is laid to lawn with a paved section ideal for al fresco dining.

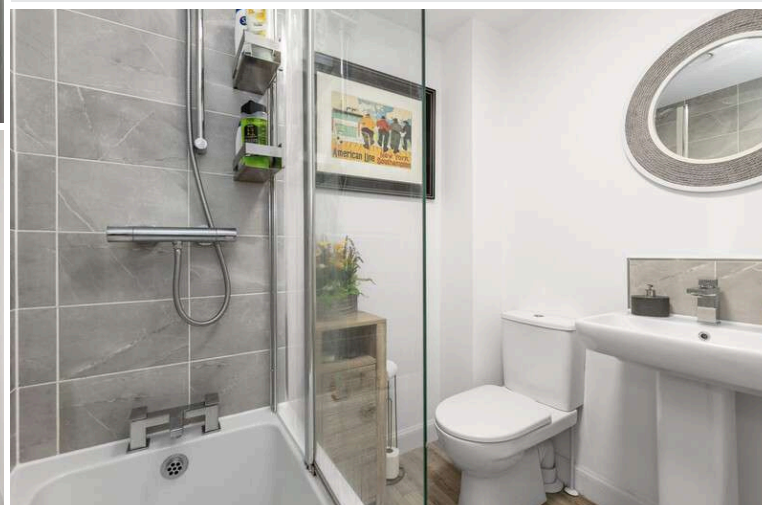
- Modern terraced house
- Quiet, yet well-connected location
- Private garden
- Resident's parking
- Welcoming hallway
- Bright lounge
- Contemporary dining kitchen
- Useful Utility room
- Three bedrooms
- Main bathroom and a W/C

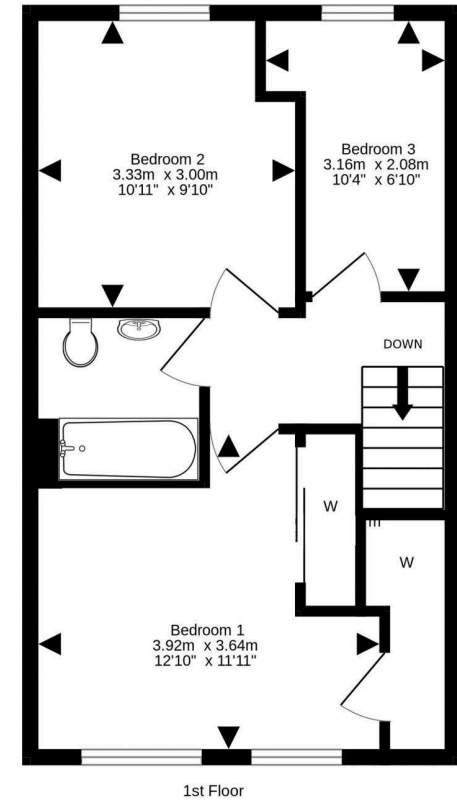
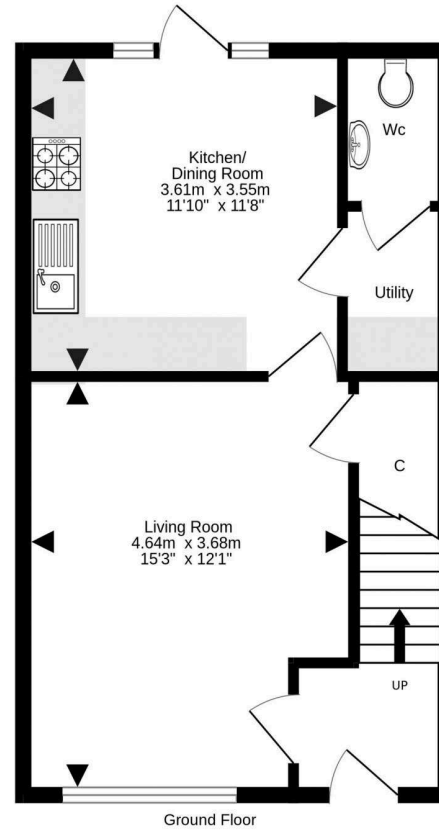
Extras include: fridge/freezer, washing machine, dishwasher, oven, and hob. Additional furniture may be available by separate negotiation. EPC Band B.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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