



Thorntons 
The right way to move

12 Yewlands Gardens, Liberton

Edinburgh, EH16 6TA





Summary

Set within a peaceful suburban development, and accompanied by an integral garage, a private driveway, and a south-facing garden with a summer house, this modern detached house promises a substantial family home with four bedrooms, two bathrooms and a WC, a kitchen with a utility room, and multiple, versatile living spaces, most of which enjoy a sunny position and garden access.

Extras: All fitted floor and window coverings and light fittings are included.

Features

- Leafy well-connected location
- Generous detached family home
- Hall with storage and WC
- Dual-aspect living room with living-flame fire
- Sunny and versatile dining room/conservatory with adjoining sunroom
- Bright kitchen with utility room
- Principal suite with storage and shower room
- Two further double bedrooms
- One single bedroom
- Family bathroom
- South-facing enclosed rear garden with summer house
- Integral single garage
- Private two-car driveway
- Gas central heating and double glazing



"A suburban detached home with a desirable, leafy setting and wonderfully spacious, family-orientated interiors."







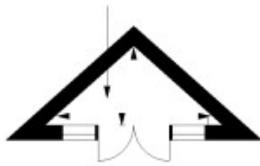
"Outstanding private parking and a sunny, enclosed garden with a summer house for hobbies or sheltered relaxation."



Floorplan

Summer House
Approx. 2.0 sq. metres (21.5 sq. feet)

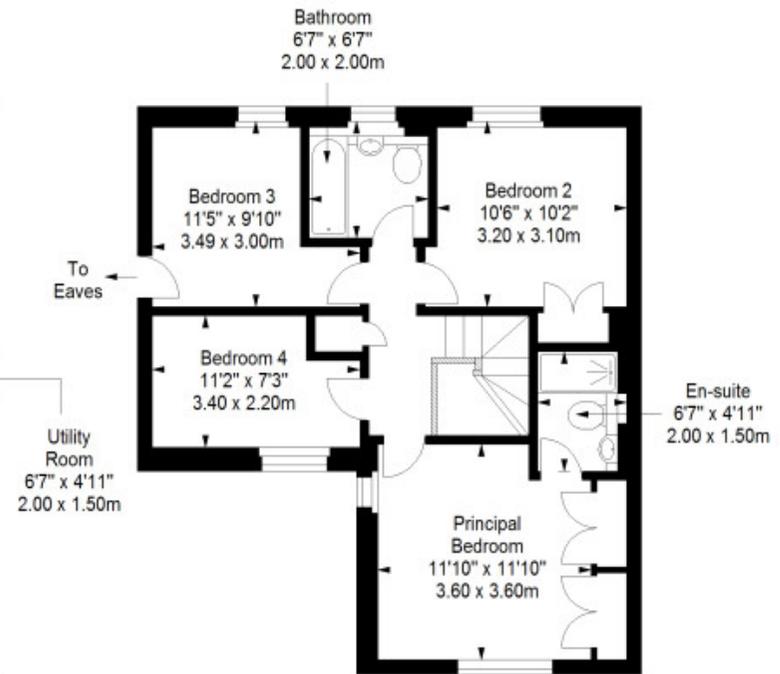
Summer House
9'10" x 4'3"
3.00 x 1.30m



Ground Floor
Approx. 81.7 sq. metres (879.4 sq. feet)



First Floor
Approx. 58.5 sq. metres (629.7 sq. feet)



Total area: approx. 142.2 sq. metres (1530.6 sq. feet)



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