

COULTERS<sup>©</sup>

# 54 GREENEND GARDENS

LIBERTON, EDINBURGH, EH17 7QQ

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

54 Greenend Gardens is a generously proportioned three-bedroom detached house well positioned within a quiet residential cul-de-sac within Liberton. The property benefits from a driveway, single garage and private front and rear garden.

The property comprises of, hall, WC, utility cupboard, open plan bright living/diningroom with direct access to the kitchen. The kitchen hosts a range of white modern wall and floor cabinets, integrated appliances and back door to the garden and rear access to garage.

The first floor has three double bedrooms two of which have built in wardrobes, a third bedroom has a large cupboard space, and fully tiled three piece suite bathroom with overhead shower completes the accommodation.

## KEY FEATURES



Spacious detached house.



Three double bedrooms.



Private front and rear garden.



Single garage and driveway.



Within a short drive of Inch Park.

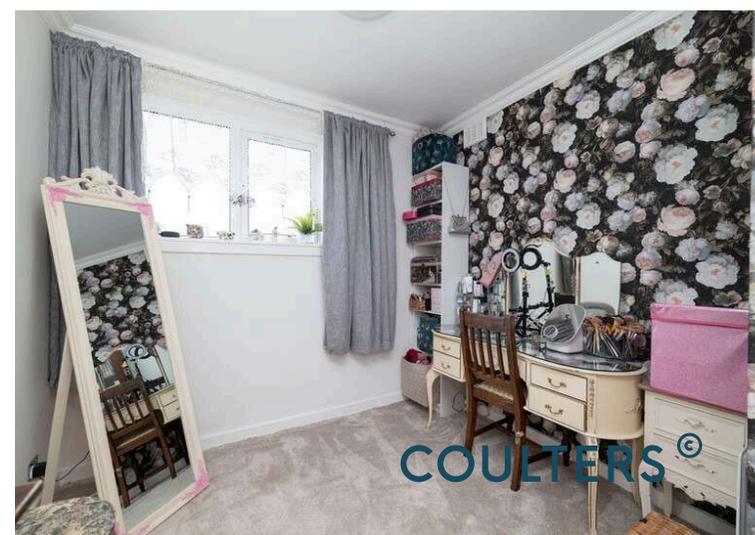


Excellent local amenities nearby.



Externally, the property has a private rear garden with a grass lawn, decked seating area and paved area. To the front of the house, there is a front garden, monoblock driveway which provides off-street parking for one car. The driveway leads to the single garage.

The property further benefits from double glazing, gas central heating and fantastic storage throughout.





## THE LOCAL AREA

Liberton, situated to the south of Edinburgh's City Centre, is close to the wonderful open spaces of Blackford Hill and The Hermitage of Braid. The Pentland Hills are also easily accessible for outdoor enthusiasts.

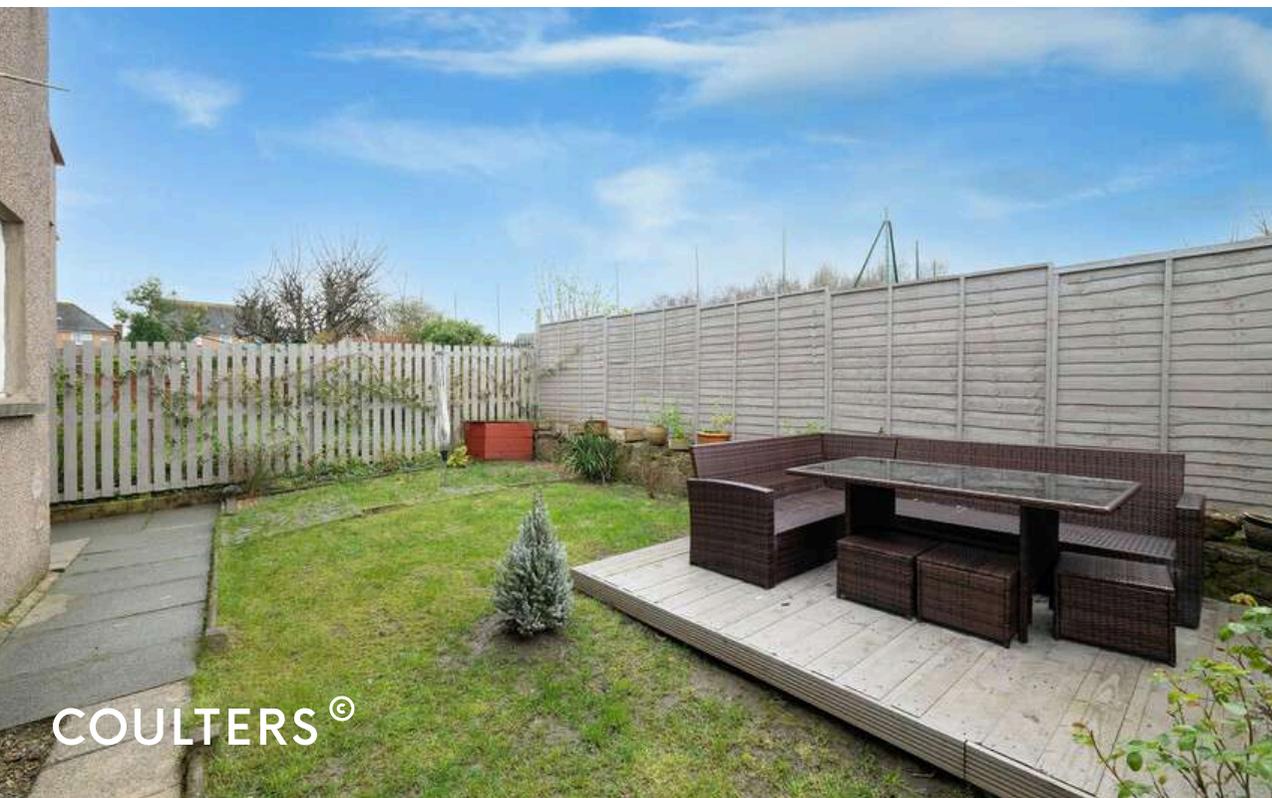
Cameron Toll Shopping Centre houses a variety of high-street retailers and a Sainsbury's and Aldi.

The Edinburgh University's Kings Buildings and The Royal Infirmary of Edinburgh are both easily accessible from Liberton making it a popular area for people working there.

Regular buses travel down Liberton Road towards the City Centre. All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

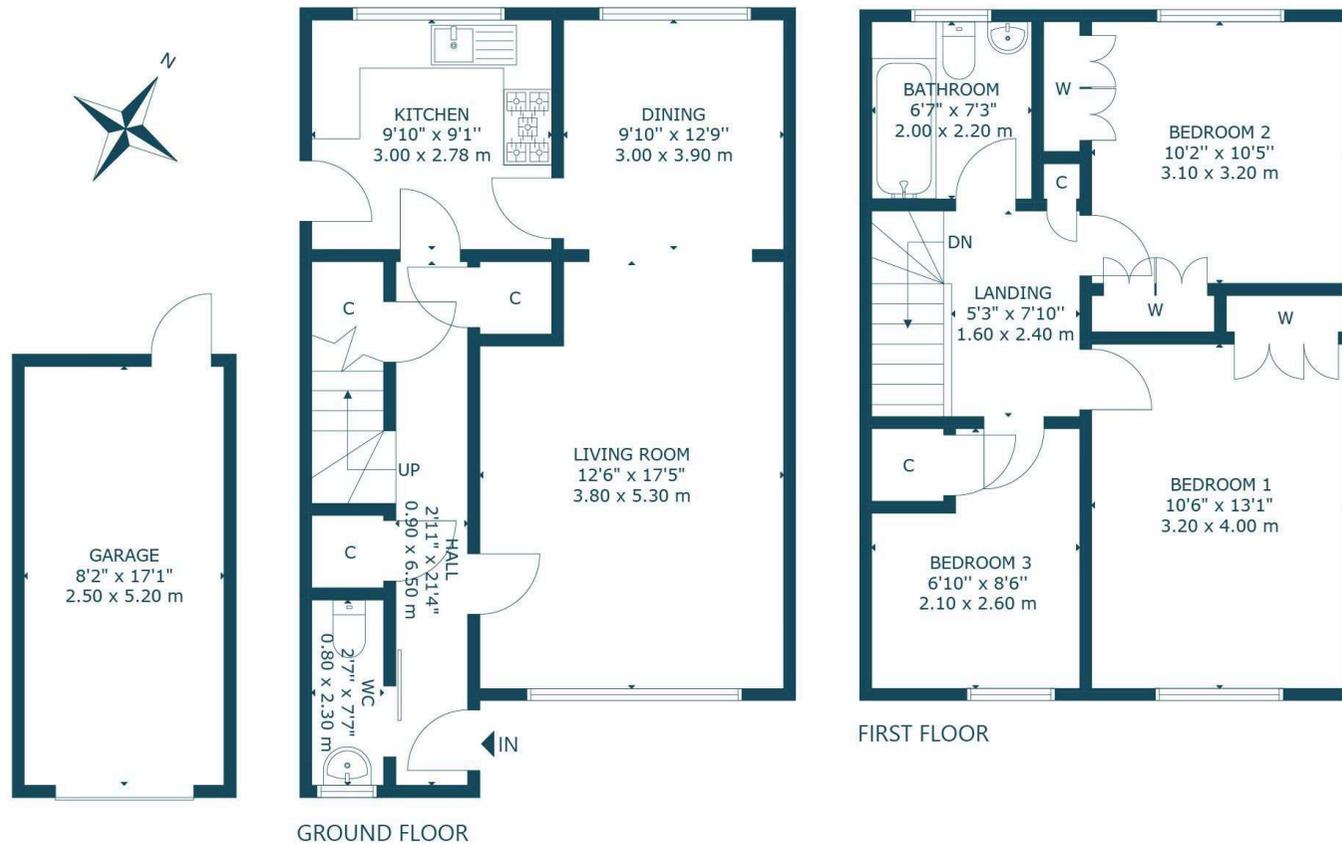
## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





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54 GREENEND GARDENS, LIBERTON, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 1,087 SQ FT / 101 SQ M / GARAGE 140 SQ FT / 13 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.