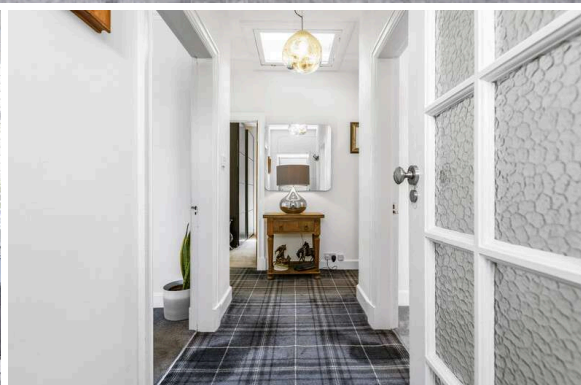




115 Captains Road
LIBERTON | EDINBURGH | EH17 8DT


warners
solicitors & estate agents



115 Captains Road

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Warners are delighted to present to the market this exceptionally well presented detached bungalow offering ideal family accommodation in the popular residential area of Liberton, lying to the south of Edinburgh City Centre.

Entering the property through a welcoming vestibule, you are then greeted with a bright hallway and provides access to the well-presented lounge to the front which offers a lovely bay window with a feature fire surround and working shutters. The kitchen is situated off the lounge and has a window and door to the rear garden. Recently renovated, the room offers modern base and wall units with integrated oven, microwave and induction hob, with integral dish washer, washing machine, American fridge/freezer.

The property benefits from three good sized bedrooms, one of which is currently used as a dining room, with the main bedroom, which is located to the front, offering bespoke built in wardrobes and has working shutters. To complete the accommodation is a modern and fully tiled family shower room with a walk-in shower, toilet, sink, vanity unit and heated towel rail.

The property sits within generous landscaped gardens with a large driveway providing extensive off-street parking. The rear garden faces the south and provides a tranquil escape on those warm-summer days, with apple trees, lawn area and beautiful patio ideal for al fresco dining.

Gas central heating and double glazing have been installed and there is a large detached garage which has a separate well-proportioned storeroom to the rear.

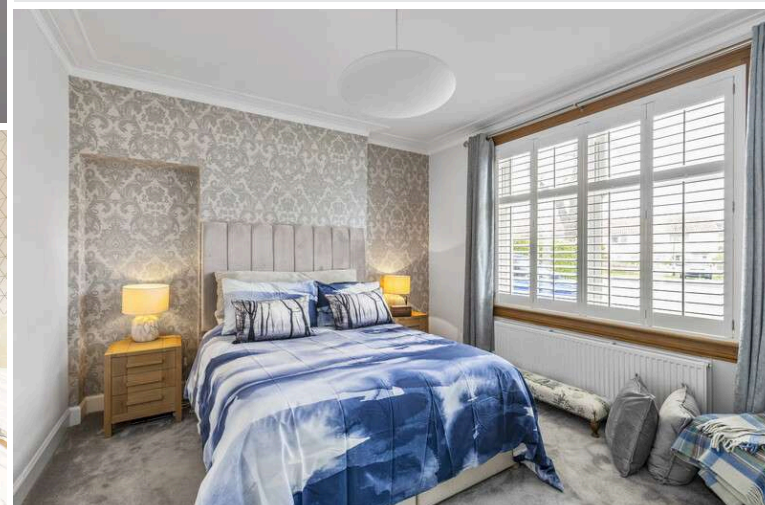
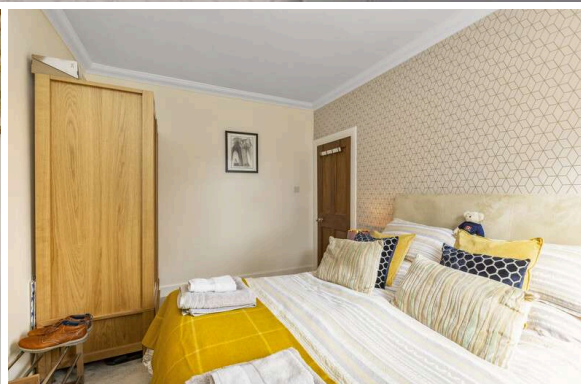
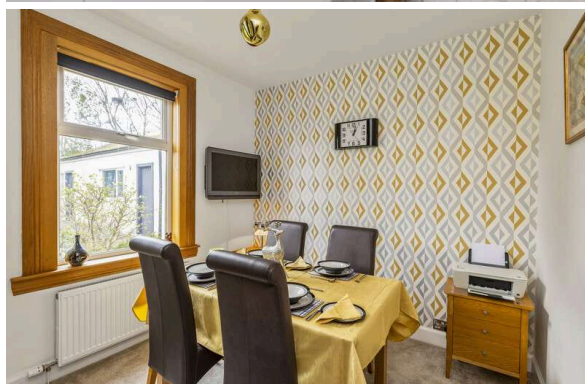
Extras included in this sale are all white goods and blinds. All other furniture available with separate negotiation EPC band D

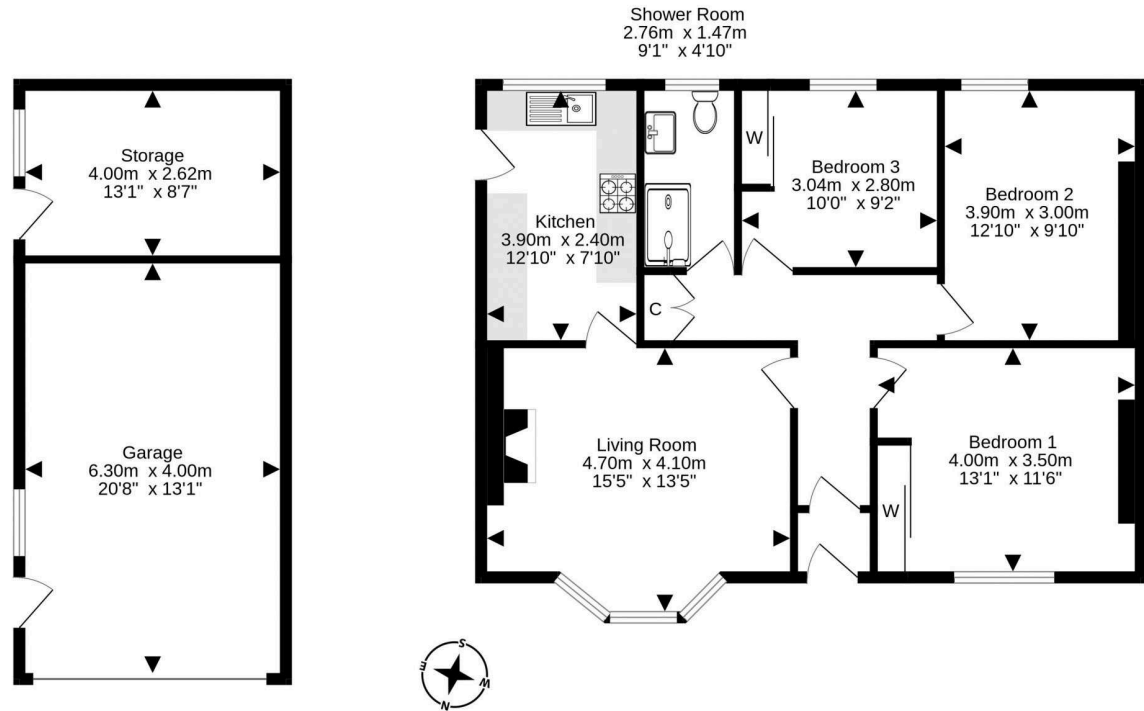
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer 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 by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

- Exceptionally well-presented detached bungalow
- Stunning landscaped garden which is south facing
- Well-presented lounge with bay window and working shutters
- Three good sized bedrooms
- Newly renovated kitchen
- Walk-in shower room





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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