



Offers Over

**£530,000**

## 2 Rona Avenue

Liberton | Edinburgh | EH17 8GN

Neilsons are delighted to offer on to the market this impressive executive detached villa, forming part of a well-kept modern development, enjoying a superb location in the capital's popular Liberton area. Offering a highly flexible space tailored to the modern family, the property has been tastefully decorated throughout and boasts a magnificent private garden to the rear, as well as a large detached double garage.

-  5 bedroom
-  3 public room
-  3 bathroom
-  Driveway and double garage
-  Private front and rear gardens
-  EPC rating – B
-  Council tax band - G



## Description

The internal accommodation briefly comprises: welcoming hallway with stair to the upper level, storage cupboard and convenient downstairs WC, comfortable rear facing reception room which features attractive flooring and double doors leading to the garden, generously proportioned family kitchen which acts as a wonderful hub of the house and opens out to the rear garden, the kitchen itself has been fitted with a superb assortment of stylish high spec contemporary units, with coordinated worktops and a range of integrated appliances, utility room, versatile dining/family room, spacious principal bedroom with walk-in wardrobe, carpeted floor and en-suite bathroom, a further double bedroom with en-suite and fitted wardrobes, two further double bedrooms on the upper floor (both with fitted wardrobes), a downstairs bedroom/home office, and family bathroom with stylish three piece white suite, tiling to splash areas, and separate shower enclosure.



## Extras

All floor coverings, white goods and integrated appliances will be included.

## Gardens, Garage & Driveway

To the front of the house is a pretty, well-tended garden, comprising areas of lawn with vibrant flower borders. An extensive driveway leads to a detached double garage, providing secure off-street parking/overspill storage. Undoubtedly one of the standout features of this wonderful home, is the spectacular, fully enclosed garden to the rear. Enjoying a bright south facing aspect, the garden has been landscaped to form a beautiful verdant space, comprising lawn, pergola, climbing plants, shrubs and paved patio, ideal for entertaining in the warmer months.

## Viewing

By appointment through Neilsons (0131 625 2222).





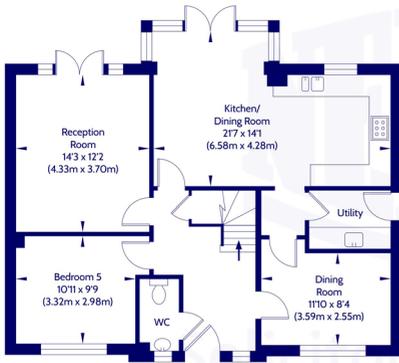
## Location

Rona Avenue forms part of an established modern development built by David Wilson homes, located in the popular area of Liberton, approximately four miles south of Edinburgh's City Centre. The property is well placed for access to many local shops and services, with Morrisons and Aldi supermarkets only a short walk away. Cameron Toll shopping centre, Straiton and Fort Kinnaird retail parks are all just a short drive away, offering a more extensive range of shopping requirements. Good public transport services operate to and from the city centre and surrounding areas, with the city bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include Gracemount Leisure Centre with swimming pool and Hillend Dry Ski-Slope, as well as a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level. The property is also ideally placed for access to Edinburgh University's King's Buildings and the Royal Infirmary of Edinburgh at Little France.

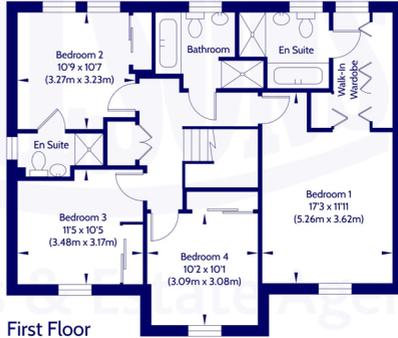




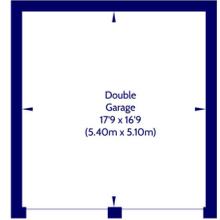
Approx. Gross Internal Floor Area 163.14 Sq M / 1756 Sq Ft.



Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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