

8 Leadervale Terrace

LIBERTON, EDINBURGH, EH16 6NX



Extended, three-bedroom, detached bungalow sits on an elevated corner plot with mature gardens



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McEwan Fraser Legal is delighted to present this extended, three-bedroom, detached bungalow to the market. The property sits on an elevated corner plot with mature gardens, off-street parking, garage and is presented to the market in excellent internal order.

THE LOUNGE



Internally, the accommodation is focused on a spacious living room that is bathed in natural light and boasts contemporary decor and wooden flooring. A lovely fireplace creates a natural focal point and the floor space on offer gives the potential for a variety of different furniture configurations. This will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



An extended dining kitchen overlooks the rear garden and has been finished to an exacting standard. The kitchen comprises a full range of base and wall mounted units arranged around a range style cooker, topped with stone work surfaces and set against a tiled splashback. With the addition of an island unit, there is ample prep and storage space for the aspiring chef. There is a range of integrated appliances in the kitchen and laundry facilities are in an attached utility room which also includes additional storage and worksurface space. The kitchen has been extended to the rear to give a bright and spacious dining area that opens onto a rear patio.



THE DINING AREA & UTILITY



BEDROOM 1



Bedroom one is the obvious master. Naturally bright, this bedroom has plenty of space for a full suite of free-standing furniture and sits behind the living room overlooking the rear garden. Bedroom two is also a well-proportioned double with a bay window.

BEDROOM 2





Climbing the stairs, the third bedroom is found in the spacious loft conversion. Bedroom three enjoys fantastic floor space and could readily be adapted into a home office or hobby room. There is access to the eaves for additional storage space.

BEDROOM 3



THE BATHROOM



Accommodation is completed by a generous bathroom which is partially tiled and boasts a three-piece white suite with shower over bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally, the property boasts a lawn to the front which is shielded from the road by mature hedges. To one side, a driveway leads to a detached garage and offers off-street parking. The rear garden is tiered and well landscaped to provide low maintenance entertaining space. There is a patio immediately adjacent to the dining kitchen, then steps up to a further larger patio. A small deck is located at the very end of the garden. The ground adjacent to it has been deliberately planted to create a summer meadow style garden with plenty of wildflowers. This is very colourful and ever-changing through the spring and summer months.

THE GARDEN





FLOOR PLAN, DIMENSIONS & MAP

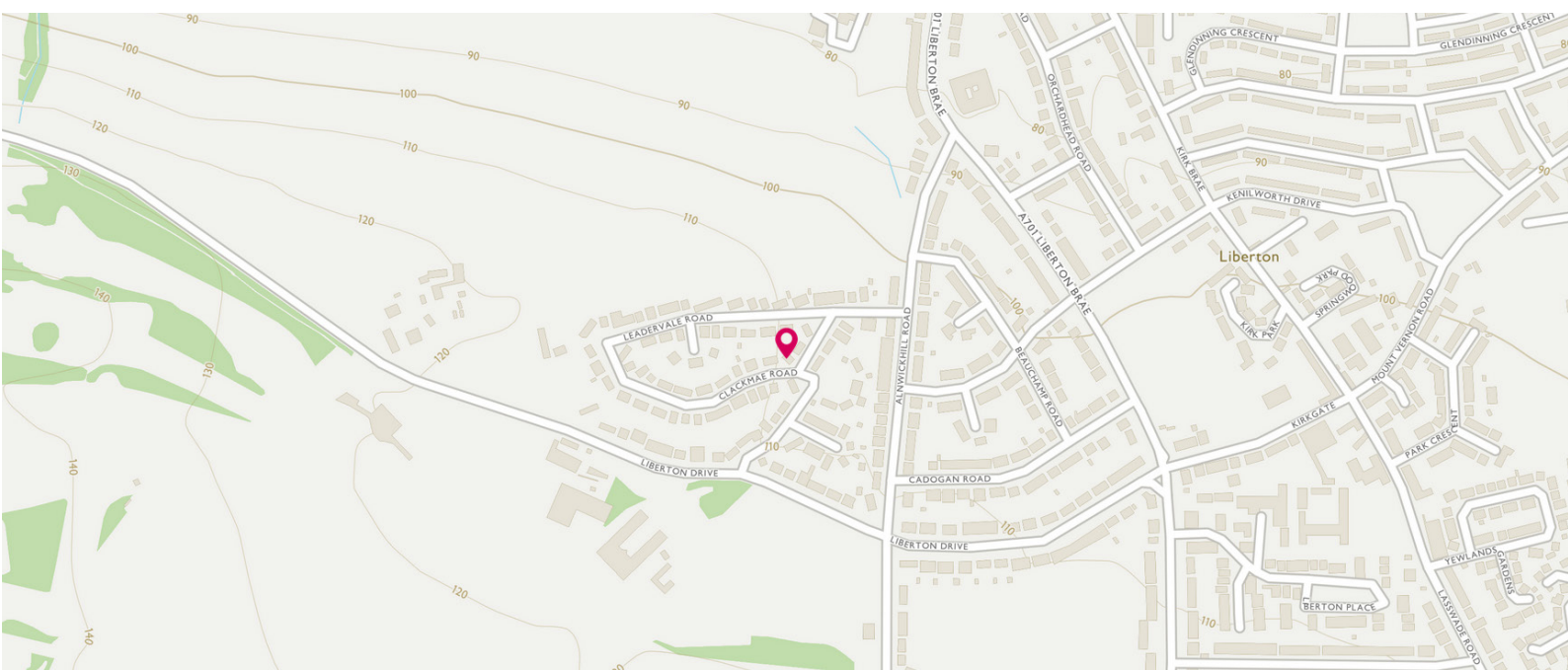


Approximate Dimensions
(Taken from the widest point)

Lounge	4.71m (15'5") x 3.70m (12'2")
Kitchen	4.41m (14'6") x 3.19m (10'6")
Dining Area	3.61m (11'10") x 2.84m (9'4")
Utility	2.43m (8') x 2.28m (7'6")

Bedroom 1	4.29m (14'1") x 3.70m (12'2")
Bedroom 2	3.22m (10'7") x 3.21m (10'6")
Bedroom 3	6.25m (20'6") x 3.98m (13'1")
Bathroom	2.02m (6'8") x 1.84m (6')

Gross internal floor area (m²): 107m²
EPC Rating: D



THE LOCATION

Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street.





The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and less than ten minutes from the city by-pass. It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and the Royal Infirmary, the Medical School and the new Sick Kids' at Little France.

Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsburys.



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