

33 Burnhead Crescent

LIBERTON, EDINBURGH, EH16 6EB



*Beautifully presented three-bedroom home
with modern interiors, private garden and
driveway in popular Liberton location*



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McEwan Fraser Legal is delighted to bring to market this beautifully presented three-bedroom mid-terrace home on Burnhead Crescent, Liberton. The property is offered in excellent condition throughout and provides the perfect first home or an ideal upsize for a growing family.

THE LIVING ROOM



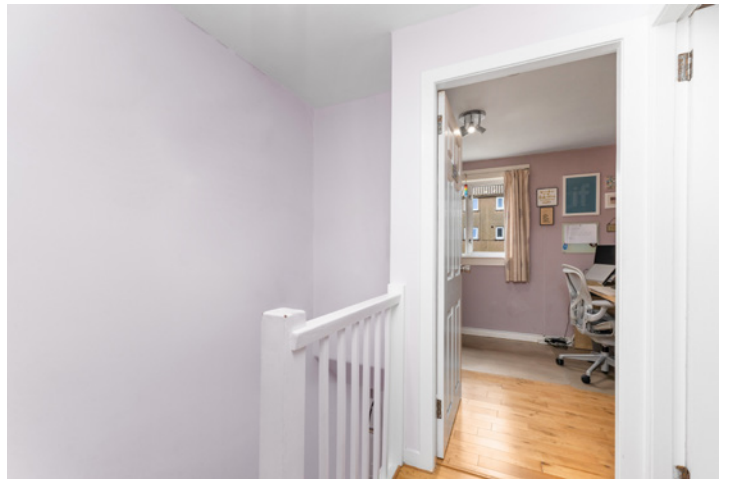
Step through the front door into a welcoming entrance hallway. To your left, the bright and spacious living room is filled with natural light, creating a warm and inviting space.

THE KITCHEN & UTILITY



Flowing seamlessly from here, the modern kitchen is well-equipped with an electric range cooker, fridge/freezer, dishwasher, and generous countertop and cupboard space. Off the kitchen, a practical utility area offers space for a washer and dryer, direct access to the rear garden, and a return to the main hallway – giving the home an excellent sense of flow.





Upstairs, there are three well-proportioned double bedrooms, with bedrooms 1 and 3 benefiting from built-in storage, while the third is currently styled as a home office. The modern bathroom is finished with a stylish three-piece suite, including a corner bath to maximise space and comfort. There is also a floored attic accessible from bedroom 2.

THE BATHROOM



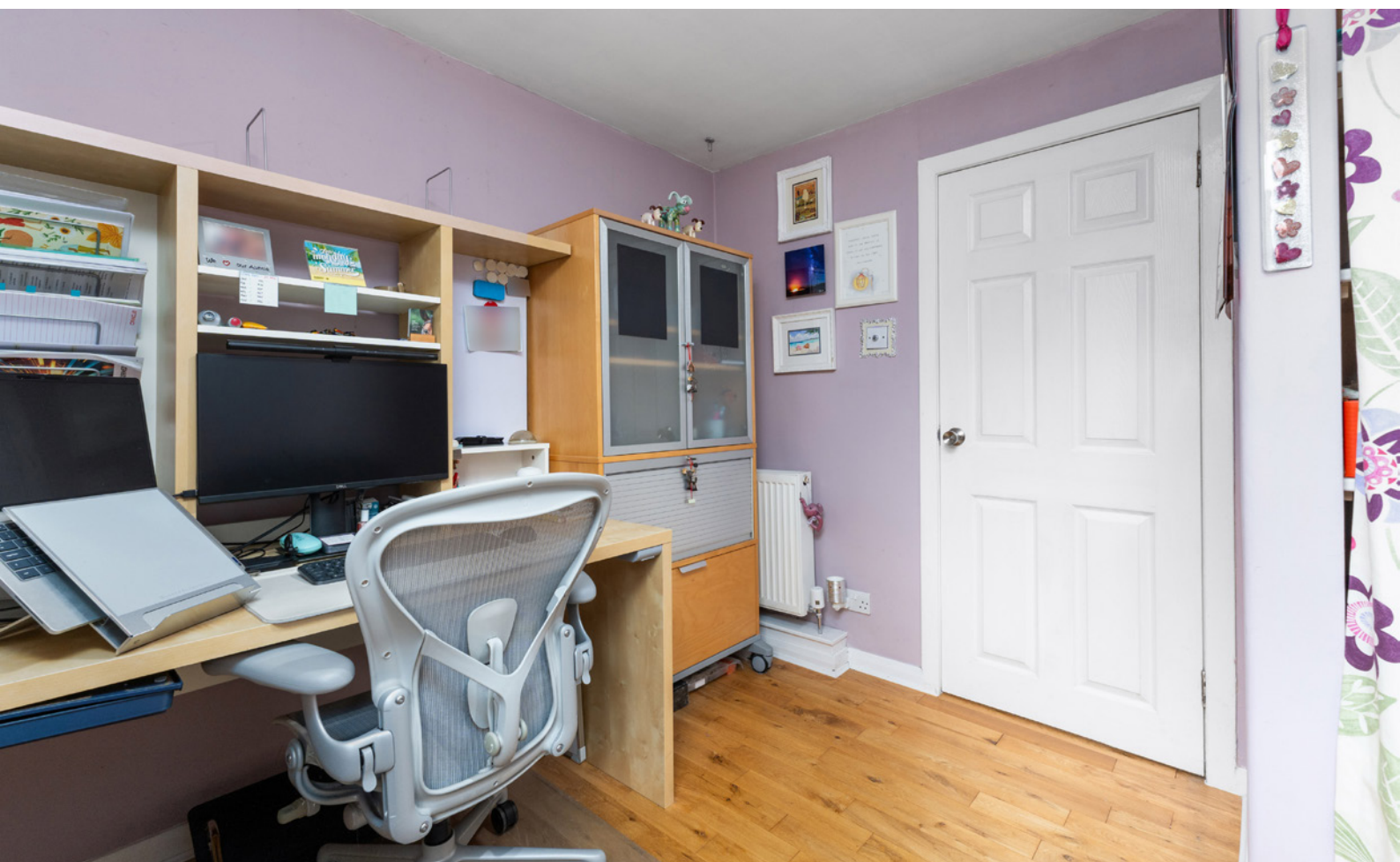
BEDROOM 1



BEDROOM 2



BEDROOM 3



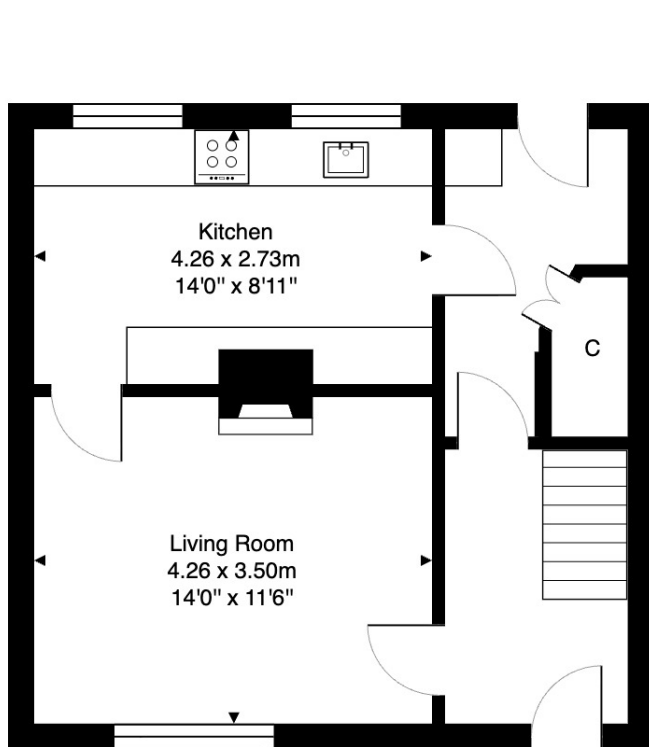
Externally, the property boasts a well-maintained rear garden, ideal for relaxing or entertaining, alongside a private driveway to the front providing off-street parking.

This is a wonderful opportunity to secure a move-in-ready home in a popular residential location, with easy access to local amenities, schools, and transport links.

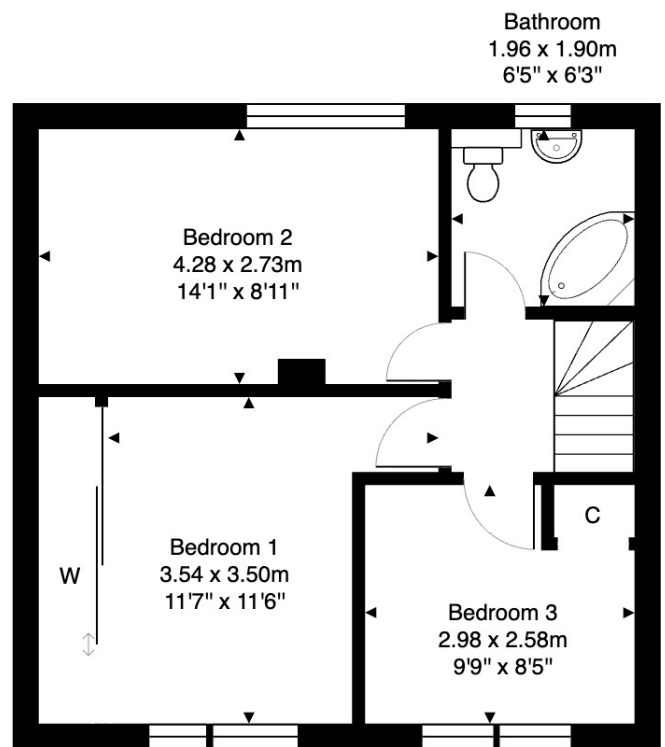
EXTERNALS



FLOOR PLAN & DIMENSIONS



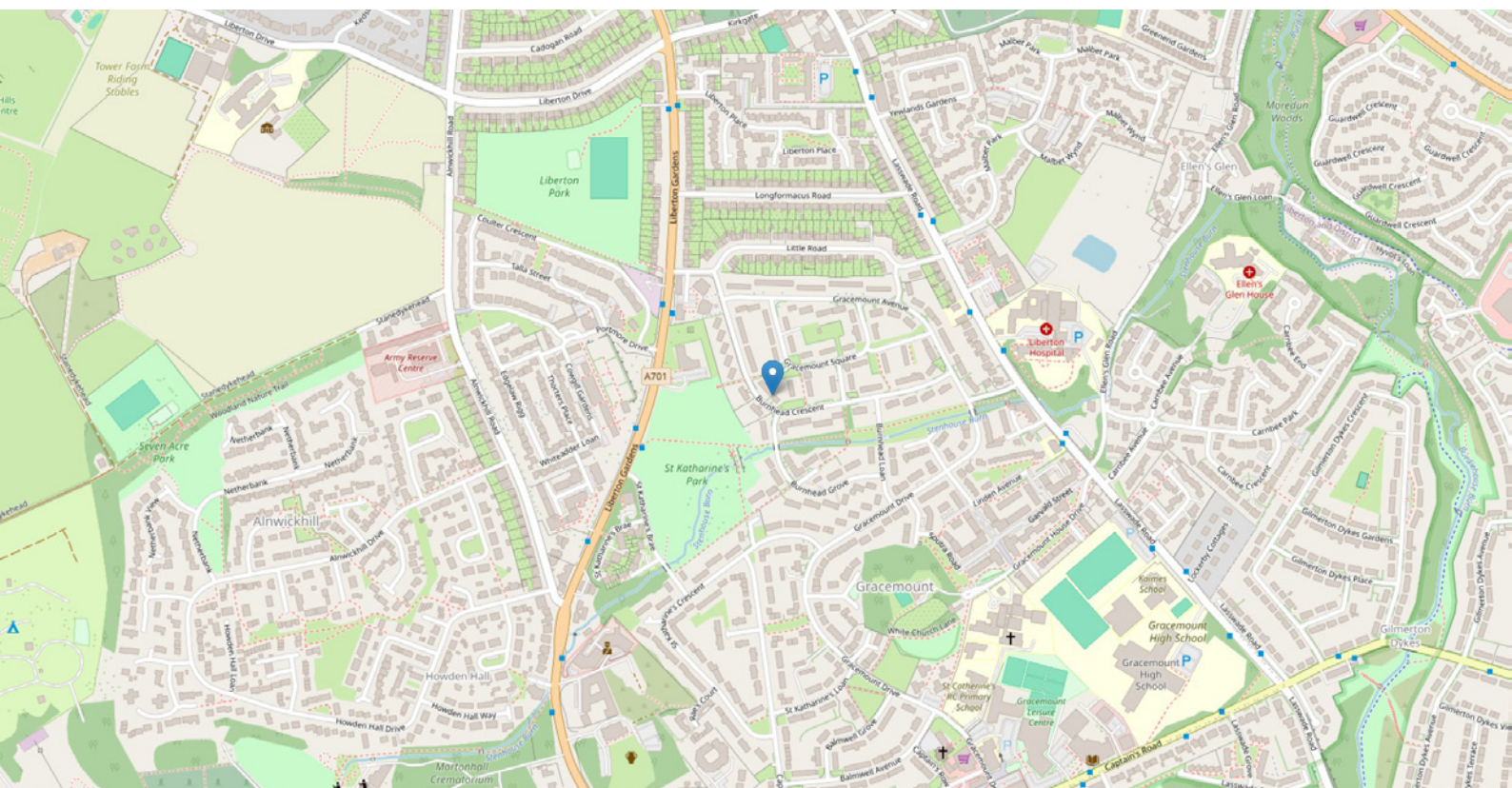
Ground Floor



First Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 82m² | EPC Rating: D



THE LOCATION

Liberton is a sought-after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park, with their variety of stores, are a short car journey away.





There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The King's Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France, just a short car journey away. This area is well served by public transport, giving easy access to the many recreational, cultural and educational venues, and it is particularly convenient for easy access to the city bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses, and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



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Part
Exchange
Available



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