

# 129 Guardwell Crescent

LIBERTON, EDINBURGH, EH17 7HA



*Stylish three-bed semi-detached home in Liberton with private garden and driveway*



0131 524 9797



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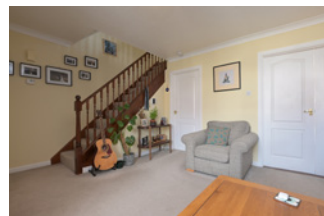
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this immaculately presented three-bedroom semi-detached home, ideally positioned on a quiet street in the popular residential area of Liberton. Boasting stylish interiors, a private rear garden, and a driveway, this fantastic property is perfect for families, professionals, or anyone looking to move straight into a modern and well-maintained home.

# THE LOUNGE



The ground floor offers a welcoming entrance hallway leading into a bright and spacious living room, beautifully finished and perfect for relaxing or entertaining.



# THE KITCHEN



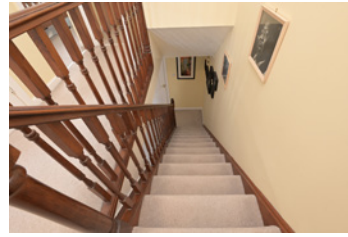
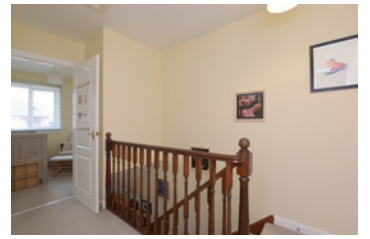
To the rear, a contemporary kitchen provides ample workspace, integrated appliances. The dining room has patio doors that open directly onto the enclosed private rear garden, ideal for enjoying outdoor dining or family time.



# THE DINING ROOM







Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with built-in storage. A stylish, modern family bathroom with quality fixtures completes the accommodation.

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





Further benefits include gas central heating, double glazing, a private driveway, and a well-kept front garden.

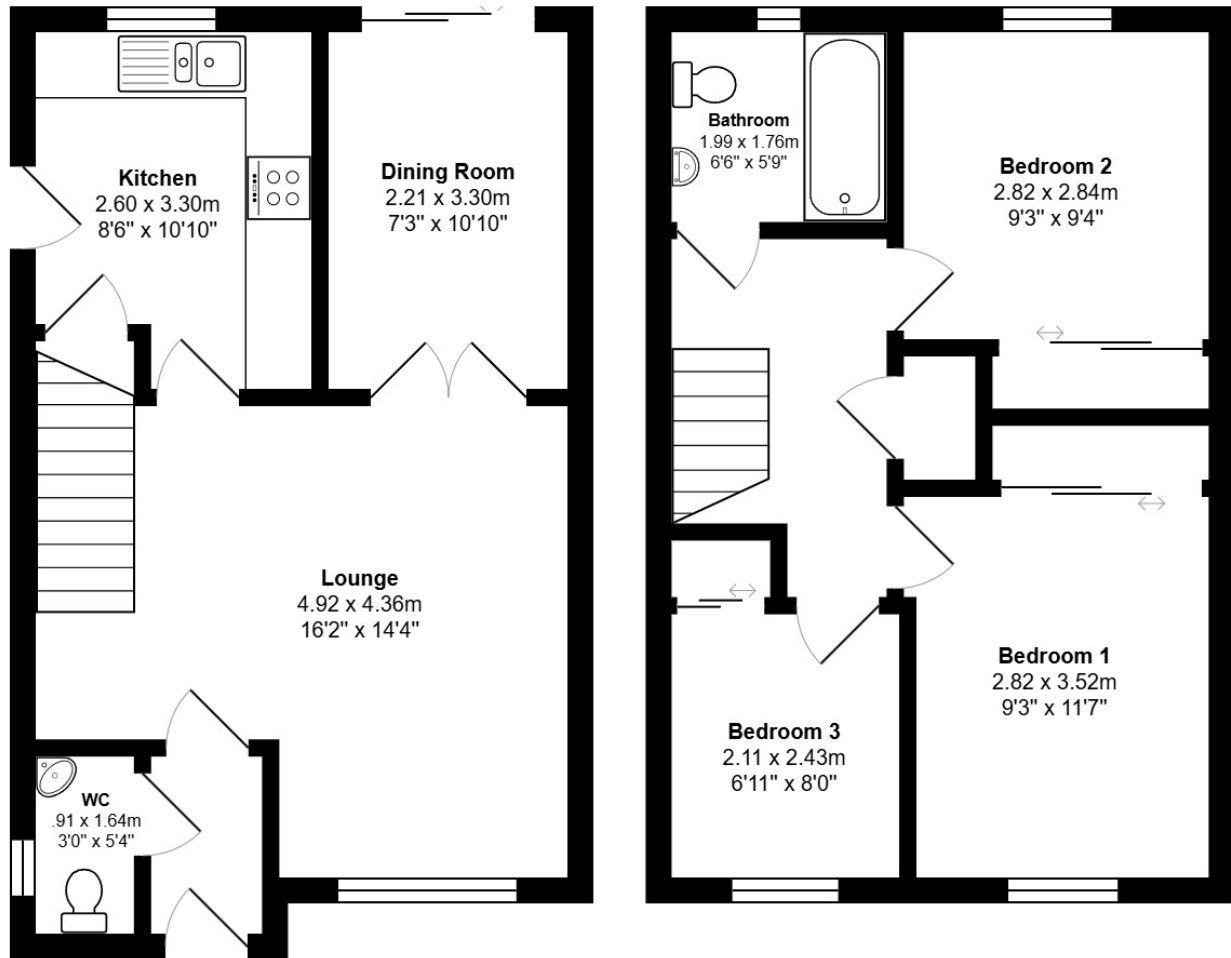
Guardwell Crescent is located in a well-established community with excellent local amenities, schools, and convenient transport links to the city centre and bypass, making it an ideal base for commuters and families alike. Early viewing is highly recommended to appreciate the quality, space, and lifestyle on offer.

# EXTERNALS



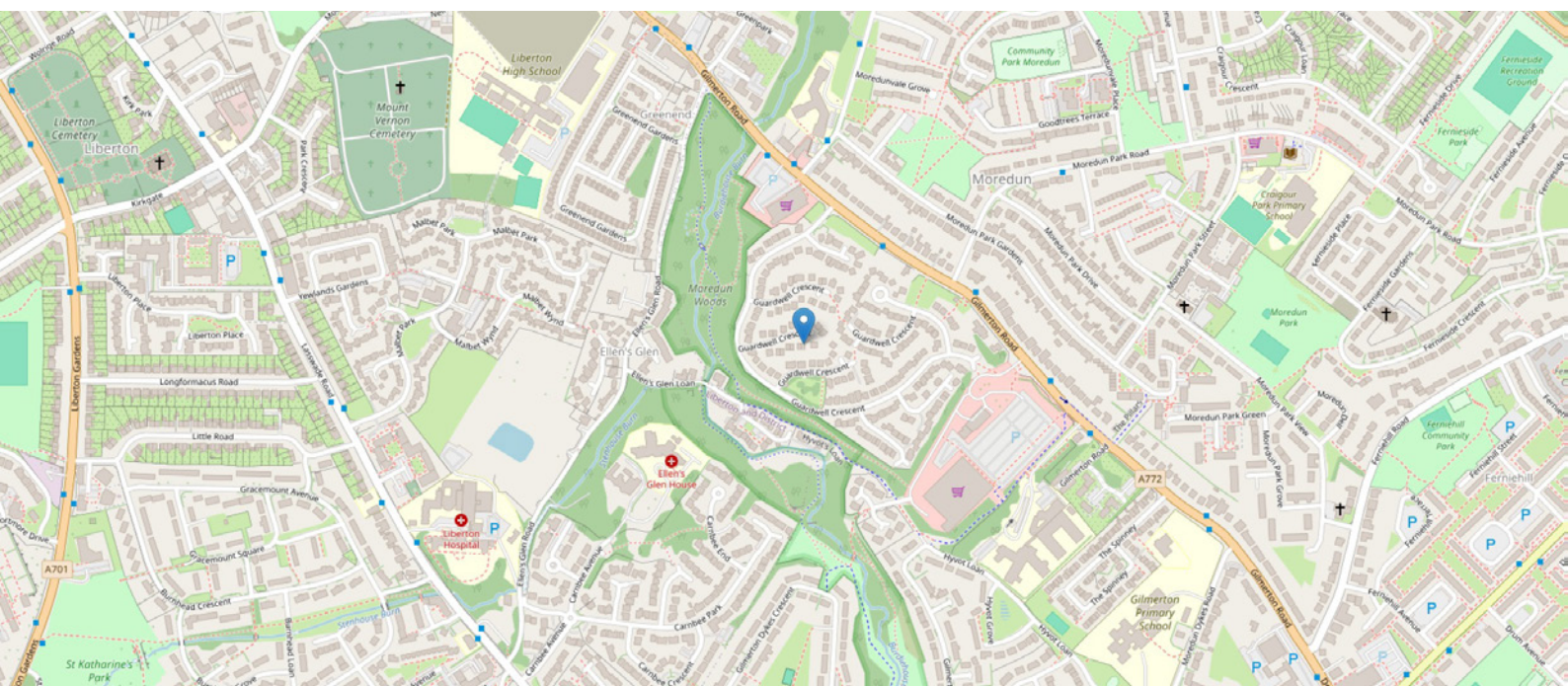


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup> | EPC Rating: C





# 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 its variety of stores are a short car journey away.



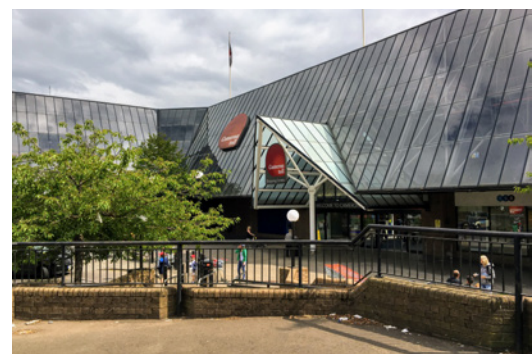




There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located in Little France, just a short car journey away.

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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

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

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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**JAMIE MCINTOSH**  
Surveyor



Professional photography  
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