



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**12 Hawkhead Crescent**

LIBERTON, EDINBURGH, EH16 6LR





# Liberton

EDINBURGH, EH16 6LR

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 Kings 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.





# 12 Hawkhead Crescent

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An excellent opportunity has arisen to acquire this rarely available four bedroom upper villa, making for an ideal family home, while being well located within the Liberton area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an internal hallway with a cloak cupboard, a bright and spacious lounge, which is currently used as a dining room, with an Edinburgh press cupboard and picturesque views across Edinburgh, including Edinburgh Castle and a fully fitted, partially tiled kitchen which benefits from an integrated dishwasher, extractor hood, a larder which houses the boiler, pulley system and access to the rear staircase.

There is a spacious double bedroom which is currently used as a lounge and boasts a bay window and an Edinburgh press and three future three double bedrooms, two of which have press cupboards, while one also

has a walk-in over-stair storage cupboard.

The three-piece, fully tiled bathroom has an over-head shower and a chrome heated towel rail.

Attic: featuring two Velux windows and accessed via Ramsay ladder within the internal hallway, this space provides the potential of conversion, with previous plans passed in 2005 for an additional 4 bedrooms and a bathroom as well as picturesque views across Edinburgh.

This property also benefits from; real wood flooring presumed throughout, high ceilings, gas central heating, upgraded approx. 2012, full double glazing, also upgraded approx. 2009, a private garden to the rear of the property, including a patio area and a vegetable patch and a single garage with a single driveway, allowing for secure off-street parking for up to two cars. There is more than adequate un-restricted on-street parking to accommodate additional cars and visitors.

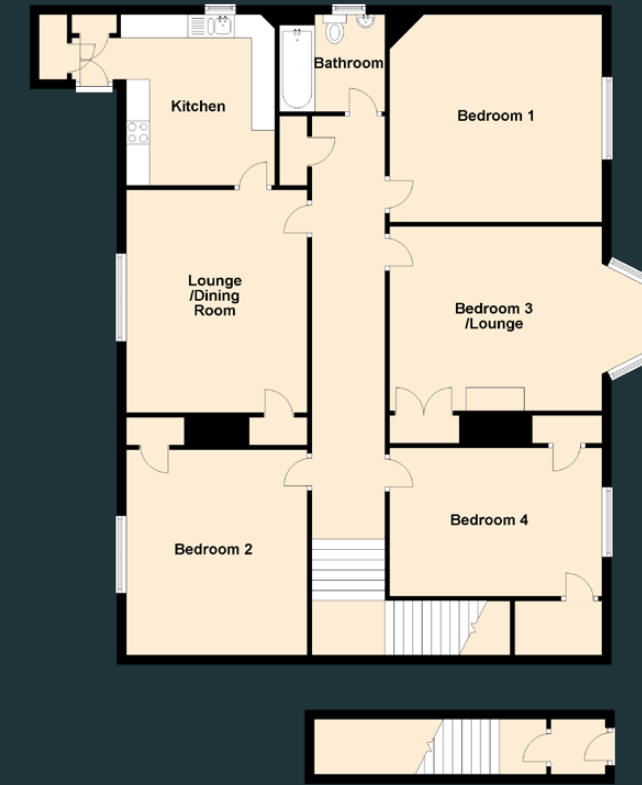






# Specifications

## FLOOR PLAN, DIMENSIONS & MAP

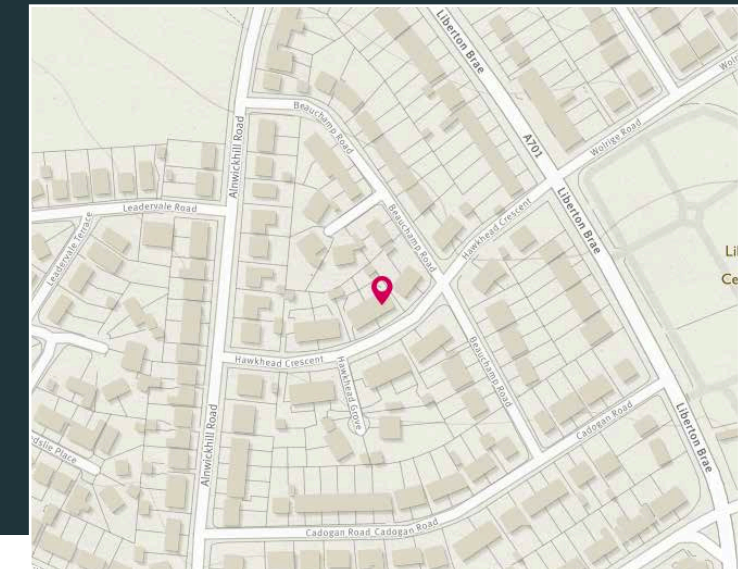


Approximate Dimensions (Taken from the widest point)

Lounge /Dining Room	4.80m (15'9") x 3.90m (12'10")
Kitchen	4.38m (14'4") x 3.68m (12'1")
Bedroom 1	4.58m (15') x 4.47m (14'8")
Bedroom 2	4.43m (14'6") x 3.90m (12'10")
Bedroom 3/Lounge	5.52m (18'1") x 3.97m (13')
Bedroom 4	4.58m (15') x 3.20m (10'6")
Bathroom	2.29m (7'6") x 2.09m (6'10")

Gross internal floor area (m<sup>2</sup>): 145m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Garden shed, 5 gas hob range cooker and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.







View to the Firth of Forth



View to Edinburgh Castle



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