

3 Longformacus Road

LIBERTON, EDINBURGH, EH16 6SD



*SPACIOUS FOUR BEDROOM FAMILY HOME
IN EDINBURGH'S POPULAR LIBERTON*



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McEwan Fraser Legal is delighted to present this four-bedroom semi-detached house in Edinburgh's popular Liberton area.

Inside the property comprises of a spacious living area which is accessed from the main hallway and is equipped with a maintained gas fireplace. There is a fully equipped kitchen accessed via the dining room and is in excellent condition. Providing access to the well maintained rear garden. The dining area is bright and spacious making for an excellent family and entertaining space. The house has four bedrooms which range in size from double to single bedrooms, making the perfect accommodating family home. There are two bathrooms in the property. The main family bathroom is on the ground floor and is fitted with a modern three-piece suite with shower over the bath and upstairs there is a three-piece shower room which is modern and serves the upstairs accommodation well.

In addition to this, the property includes a single garage, single driveway as well as free on-street parking. It is worth noting that the house is fully double glazed, well insulated and is heated by gas central heating.

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the kitchen



“...THE DINING AREA IS BRIGHT AND SPACIOUS MAKING FOR AN EXCELLENT FAMILY AND ENTERTAINING SPACE...”







study/bedroom 4







bedroom 2

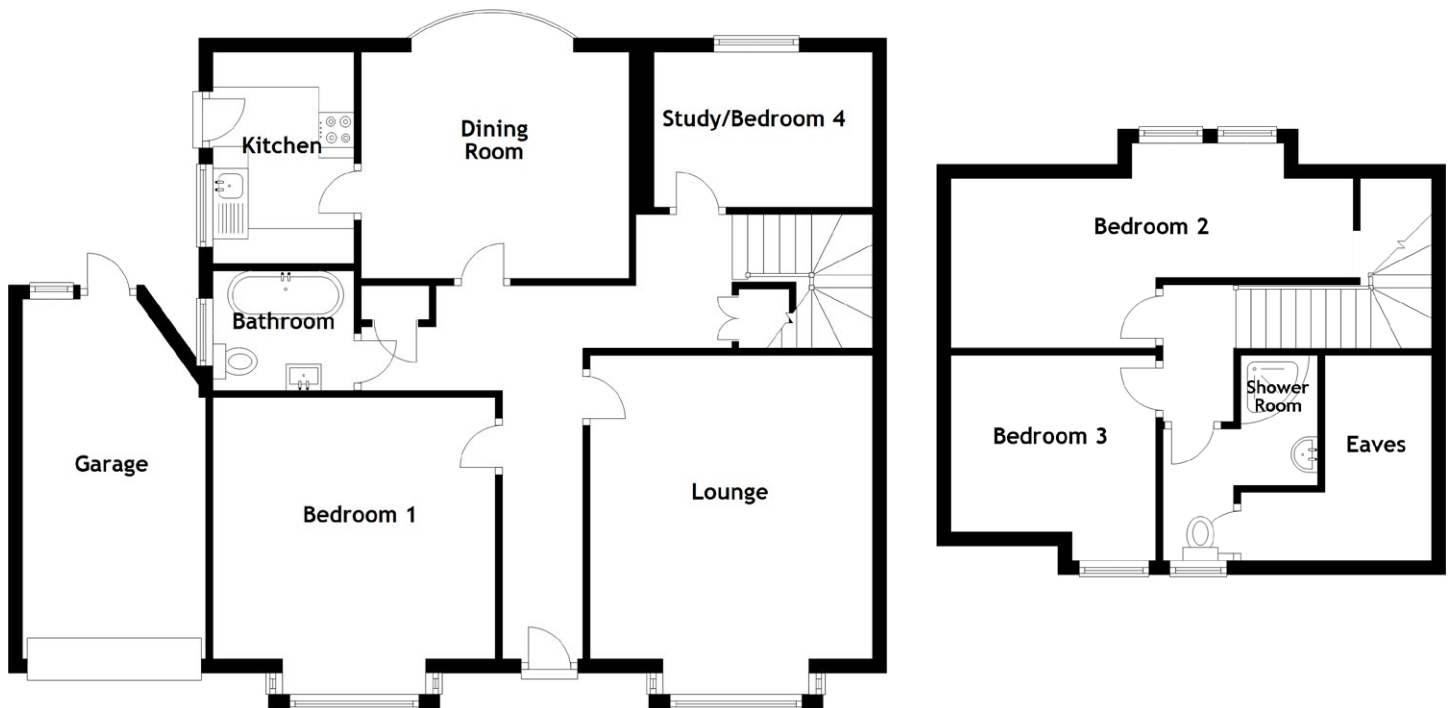




bedroom 3







Approximate Dimensions

(Taken from the widest point)

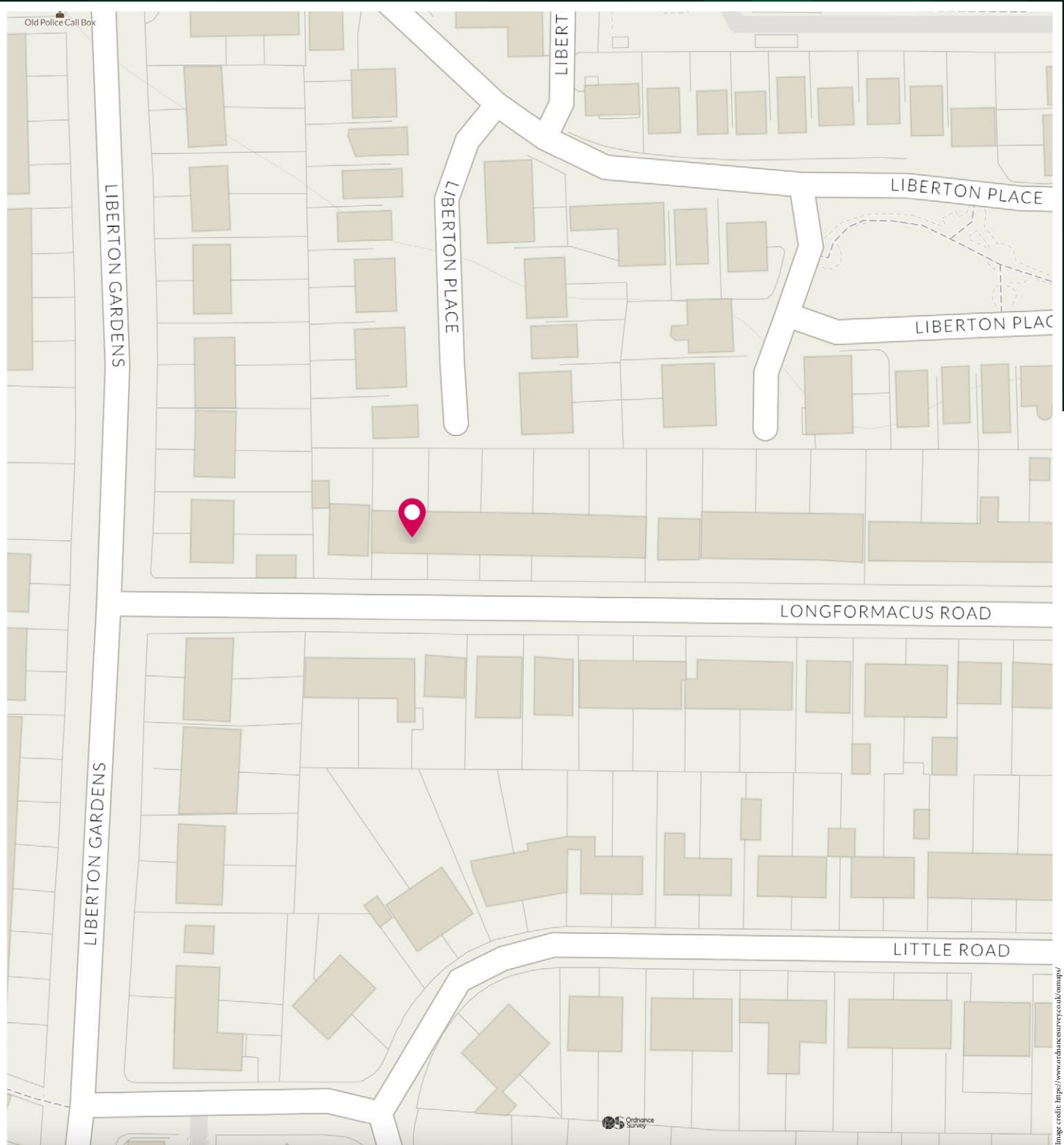
Lounge	4.80m (15'9") x 4.00m (13'1")	Bedroom 2	6.20m (20'4") x 2.40m (7'10")
Kitchen	3.00m (9'10") x 2.00m (6'7")	Bedroom 3	2.90m (9'6") x 2.90m (9'6")
Dining Room	3.90m (12'10") x 3.80m (12'5")	Shower Room	2.19m (7'2") x 2.10m (6'11")
Bedroom 1	4.20m (13'9") x 4.00m (13'1")	Gross internal floor area (m ²):	130m ²
Bathroom	2.00m (6'7") x 1.70m (5'7")	EPC Rating:	E
Study/Bedroom 4	3.10m (10'2") x 2.20m (7'3")		
Garage	5.10m (16'9") x 2.60m (8'6")		





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 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 by-pass 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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