

21 Little Road

LIBERTON, EDINBURGH, EH16 6SH



Substantial accommodation over two floors, large mature front and rear gardens, off street parking for several cars



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McEwan Fraser Legal is delighted to present this substantial 1930's semi-detached house which is offered to the market chain free. Located in a sought after residential area that has long been popular with families, the property offers substantial accommodation over two floors, large mature front and rear gardens, off-street parking for several cars and a detached garage.

Internally, there is scope for upgrading which will allow an incoming purchaser plenty of scope to create their dream home from the ground up. Fundamentals such as gas central heating and double glazing are in place. Many period features have been retained with the original wooden panelling in the lounge being of particular note. A house like this has superb long term potential for further extension both up and to the rear subject to planning permission.

THE LOUNGE



In more detail, a side entrance gives access to a bright and spacious central hallway. There are two generous public rooms on the ground floor. The main lounge runs the full width of the property and boasts ample flexible floor space that can accommodate a range of different furniture configurations.

DINING ROOM/BEDROOM 4



The second public room is an obvious dining room that overlooks the rear garden. However, this room could easily be utilised as a fourth bedroom is needed.



THE KITCHEN



The kitchen is spacious with plenty of room for a good range of base and wall mounted units which provide plenty of prep and storage space. A door from the kitchen leads out the detached garage and extensive rear garden.





Upstairs, there are three bedrooms which are all generous doubles, a large landing with linen cupboard, access to a large floored attic and the bathroom which faces the rear of the property and boasts ample natural light.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM



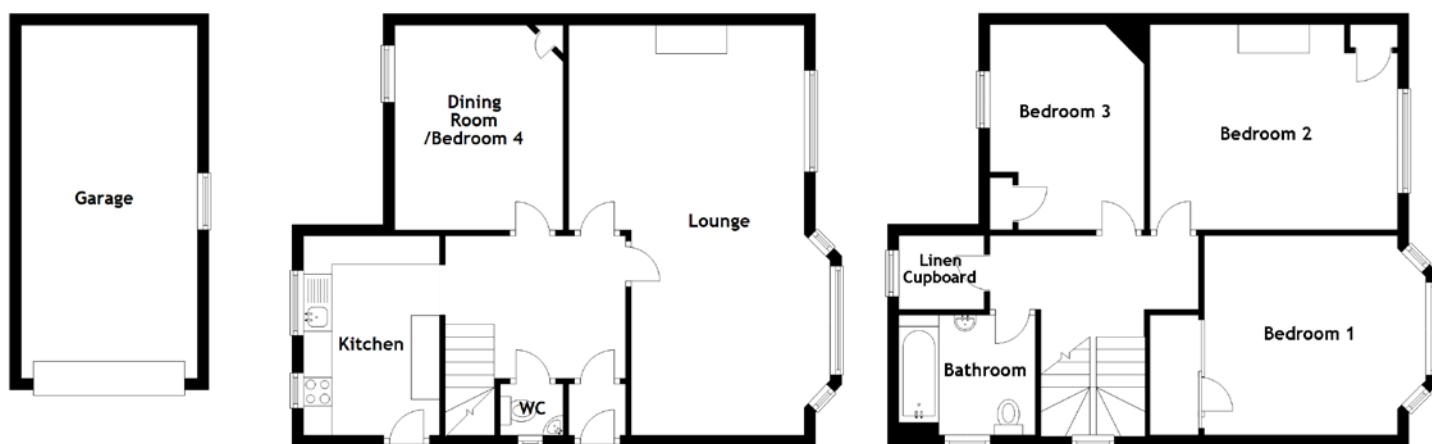
Externally, the property is essentially well maintained as befits a property that has been a well-loved family home for many decades.

Viewing is highly recommended to appreciate both the current proportions and the long term potential of the superb house.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



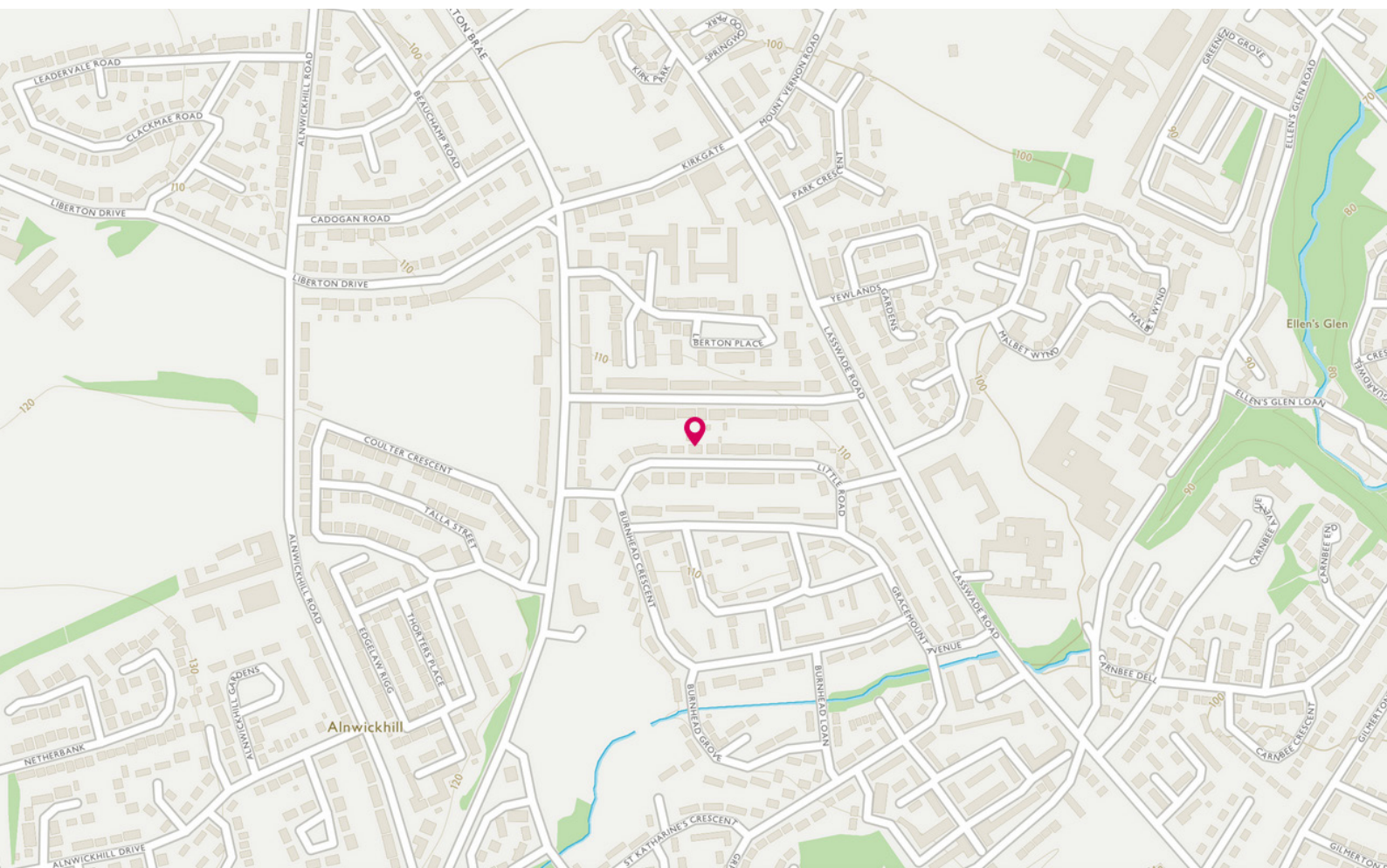
Approximate Dimensions (Taken from the widest point)

Lounge	7.20m (23'7") x 4.14m (13'7")
Dining Room/Bed 4	3.60m (11'10") x 3.00m (9'10")
Kitchen	3.60m (11'10") x 2.40m (7'10")
WC	1.10m (3'7") x 0.90m (2'11")
Bedroom 1	4.30m (14'1") x 3.60m (11'10")
Bedroom 2	4.10m (13'5") x 3.60m (11'10")

Bedroom 3	3.60m (11'10") x 3.00m (9'10")
Bathroom	2.40m (7'10") x 2.10m (6'11")
Linen Cupboard	1.50m (4'11") x 1.40m (4'7")
Garage	6.20m (20'4") x 3.10m (10'2")

Gross internal floor area (m²): 122m²

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 Sainsbury.



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