



24 Burnhead Crescent, Edinburgh, EH16 6EE

Tastefully Presented and Spacious, Three-Bedroom, Mid-Terrace House

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Property Description

Tastefully presented and spacious, three-bedroom, mid-terrace house with a garden and a driveway. Set adjacent to a shared green in a quiet residential area of Liberton, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, a rear hall, three flexible bedrooms, and a shower room.

Highlights include a modern fitted kitchen, a stylish bathroom, a wood-burning stove for the lounge, and contemporary flooring. In addition, there is gas central heating, double glazing and good storage provision, including a partially floored loft space.

To the front is a large driveway with tall privacy hedging, whilst a generous south-facing rear garden has a lawn, patio, and established trees and shrubbery.

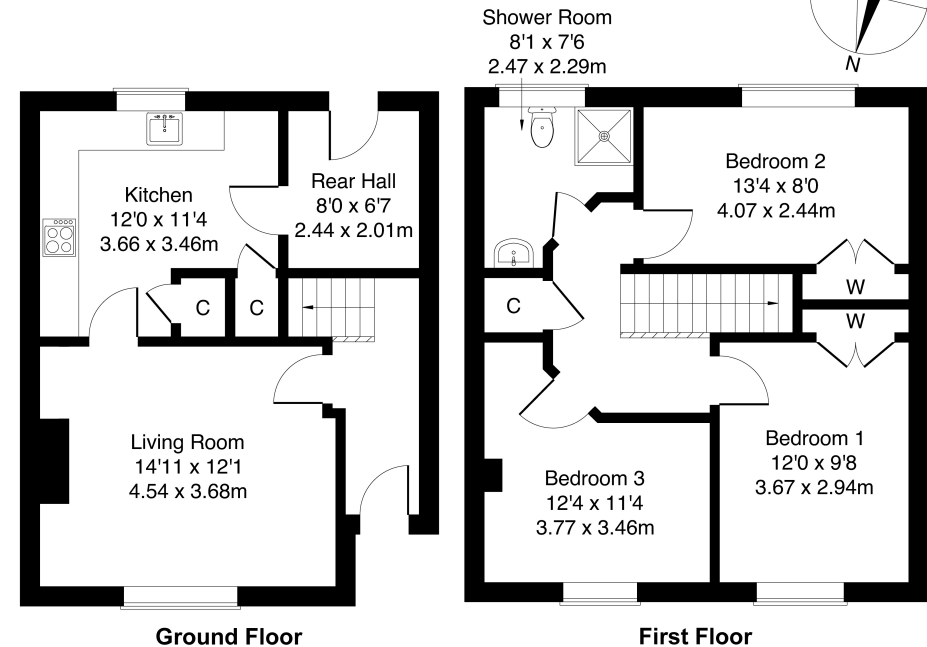
The spacious living room is the heart of the home, offering soft carpeted flooring, a charming log burner that creates a warm focal point, and a wall-mounted TV point for convenience. With ample space for both a large sofa suite and additional furnishings, the room is perfectly suited for family gatherings, entertaining guests, or simply relaxing in comfort. Its proportions also allow for versatility in layout, ensuring the space can be tailored to different lifestyles. Adjacent to the living room, the modern fitted kitchen and dining area combine style and functionality. Featuring wood-effect flooring, matching worktops, a smart tiled splashback, and a central light fitting, this space is both contemporary and welcoming. Two built-in storage cupboards add excellent practicality, while the integrated appliances, including a washing machine, dishwasher, oven, and gas hob with canopy extractor, make it fully equipped for modern living. From the rear hall, there is direct access to the private rear garden.

Upstairs, the property offers three well-proportioned bedrooms. Bedroom one is a generous double with carpeted flooring and a built-in wardrobe, easily accommodating a large bed along with additional furniture such as bedside tables and a chest of drawers. Bedroom two is another comfortable double, also carpeted, with its own built-in wardrobe and enough space for a desk or dressing table. The third bedroom, also fitted with carpet, can be another ideal double bedroom, nursery, or home office, offering great flexibility for a growing family or those working from home.



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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Liberton is a well-established residential area located to the south of Edinburgh city centre, offering a wide range of family-friendly housing. Local shopping is readily available, including a Morrisons supermarket on Gilmerton Road, with further extensive retail options at Cameron Toll Shopping Centre, Straiton Retail Park, and Fort Kinnaird. The area features several public parks, with larger green spaces such as the Braid Hills, Pentland Hills, and Liberton Golf Course providing

excellent opportunities for outdoor recreation. Liberton is ideally placed for access to the Royal Infirmary of Edinburgh and Edinburgh University, particularly the King's Buildings campus. Education is well-served in the area, with a good selection of nurseries, primary, and secondary schools. Public transport links are strong, with frequent bus services running from Gilmerton Road and nearby Kirk Brae, providing straightforward connections to the city centre and beyond.





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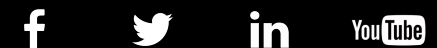
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