



Estate Agents and Solicitors

## 1 Whiteadder Loan, Edinburgh, EH16 6FR

Immaculately Presented, Three-Bedroom, End-Terrace House

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# Property Description

Immaculately presented, three-bedroom, end-terrace house, with gardens and an allocated parking space. Set in a desirable, modern, residential development in the Liberton area, south of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Ready-to-move-in, with tasteful contemporary decor and fittings throughout. Features include a stylish fitted kitchen, modern bathroom suites and continuous Amtico flooring throughout the ground floor. In addition, there is gas central heating, double glazing, and good storage provision.

Externally, there is shrubbery and a paved patio to the front, whilst an enclosed rear garden has a lawn, a paved patio and a shed. The modern development offers additional residential and visitor parking, and has well-maintained, landscaped grounds.

A welcoming entrance hall gives access throughout the ground floor and includes a built-in store cupboard, together with space for outerwear. Set across the rear of the floor plan, a living room features French patio doors to the rear garden, two pendant light fittings and stylish Amtico flooring, continued from the hall. Front-facing, the kitchen is fitted with wood-effect worktops, matching upstands, unit downlighting and LED kick-plate lighting. Appliances include an integrated dishwasher, a fridge/freezer, an oven and a gas hob. A generous WC is set off the hall and is fitted with a two-piece suite.

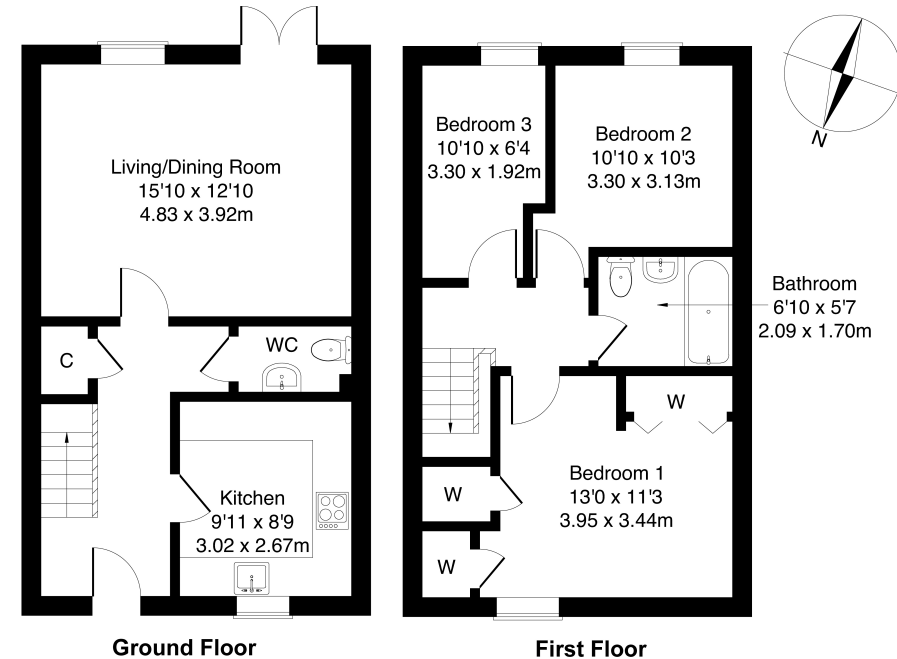
Upstairs, a bedroom is set to the front, with built-in wardrobe storage, carpeted flooring and a TV point. Two further, flexible bedrooms are set to the rear, both with carpeted flooring and pendant light fittings.

Completing the accommodation, a bright family bathroom is fitted with a three-piece suite, a shower-over-bath, tiled splash walls and flooring.



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Approximate Gross Internal Area: (861 sq ft - 80 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 an established residential area, south of Edinburgh city centre, offering an extensive range of family-orientated housing, with local shopping available throughout. A Morrisons supermarket is located on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks are

situated throughout, whilst the Braid and the Pentland Hills, and Liberton Golf Course offer open green spaces. Liberton is an ideal location for access to the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.







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