




2 Greenend Grove, Liberton, Edinburgh, EH17 7QE

Beautifully Presented & Spacious, Three Bedroom, Link Detached Home with Gardens, Driveway & Garage

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Property Description

Beautifully presented and spacious, three-bedroom, link detached family home, with gardens, driveway and garage. Set on a generous corner plot, in a quiet and highly regarded residential area of Liberton, south of Edinburgh centre. The property is well situated, with a short path to a bus stop on the main road and a short drive from the bypass. Nearby woods offer pretty walks and Liberton Golf Club is only a short walk away.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground floor WC, all in move-in condition. Freshly prepared for the market with light tasteful decor, and featuring a bright fitted kitchen, stylish bathroom, double glazing and gas central heating. There is also contemporary flooring for the ground floor, varnished hardwood flooring for the first floor, and good storage provision including a loft.

Externally, there are well-maintained gardens to three aspects, including lawns, established shrubbery, and an enclosed southwest-facing patio area and store shed. The driveway is in front of the detached garage, which offers further superb storage and has power lighting, and an external power socket.

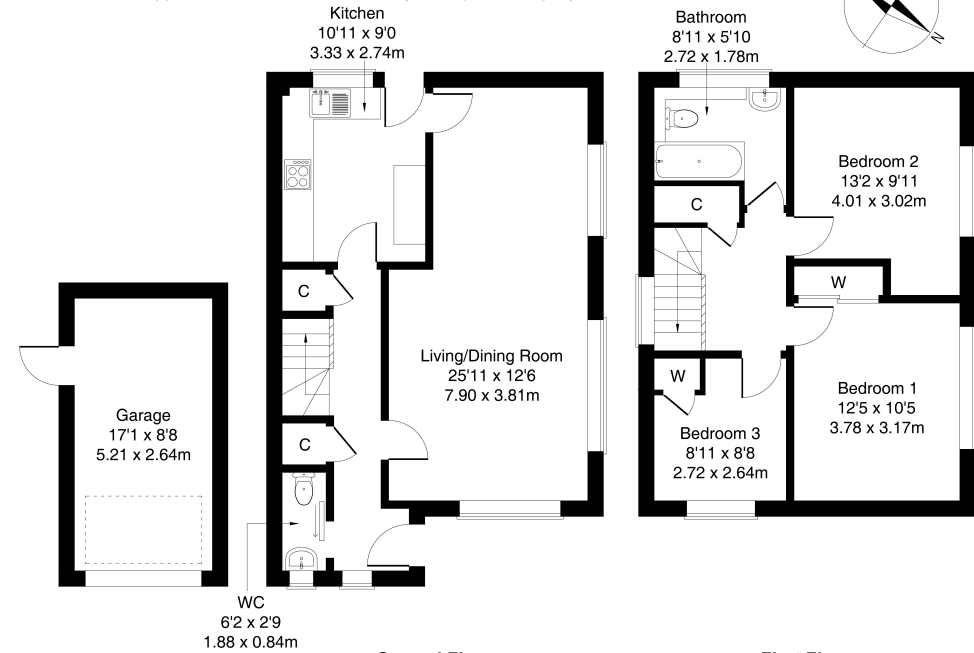
The hallway gives access throughout the ground floor, including a modern WC with a two-piece suite, and features two built-in storage cupboards and easy maintenance wood-effect flooring which is also matched throughout the ground floor. Set to the front is a particularly spacious and bright, dual-aspect living room, offering ample space for living and dining furniture. The kitchen has access from both the hall and living room, together with external access to the enclosed patio area with the garage and driveway beyond. The kitchen includes quality fitted units and worktops, a tiled surround, a sink with drainer and an integrated electric oven and induction hob.

On the first floor, an open hall gives access throughout and to a built-in storage cupboard, whilst varnished wood-flooring continues into the three flexible bedrooms. Bedrooms one and two are front-facing, with bedroom one including a built-in wardrobe. Bedroom three has a side aspect window and also has a built-in store/wardrobe. Completing the accommodation, the family bathroom is fitted with a modern suite, including a shower unit over the bath, contemporary wall-panelling and a ladder-style radiator.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1173 sq ft - 109 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 family-orientated housing, but also conveniently located for Edinburgh University. Frequent buses cover the Royal Infirmary (8), Cameron Toll and the city centre (3, 8, 29), the airport and Fort Kinnaird (400). The property is located

a short walk to Aldi and Morrisons and just over a mile to the Infirmary. Nearby are Liberton Golf Course and a wooded glen for walks. To the east is Craigmillar Castle, and to the west, the Braid Hills. Nearby schools cover education from nursery to senior level.





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