



19 Claverhouse Drive, Edinburgh, EH16 6BX

Well Presented & Spacious Three-Bedroom, Terraced House with Gardens & Driveway

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

éspc rightmove[®] Zoopla
find your happy

Property Description

Well presented and spacious, three-bedroom, end-terrace house, with a driveway and exceptionally generous gardens. Located on a quiet side street in an established residential area of Liberton, south of Edinburgh city centre.

Comprises an entrance porch, hall, living/dining room, kitchen, upper hall, three bedrooms, and a family bathroom.

Highlights include an upgraded heat-pump central heating, a modern kitchen and bathroom, double glazing and contemporary flooring. South-facing to the rear and with good natural light throughout and superb integrated storage, including a loft space.

The corner plot gardens have tall privacy hedging, lawns, an eclectic mix of established shrubbery, a greenhouse and a large store shed.

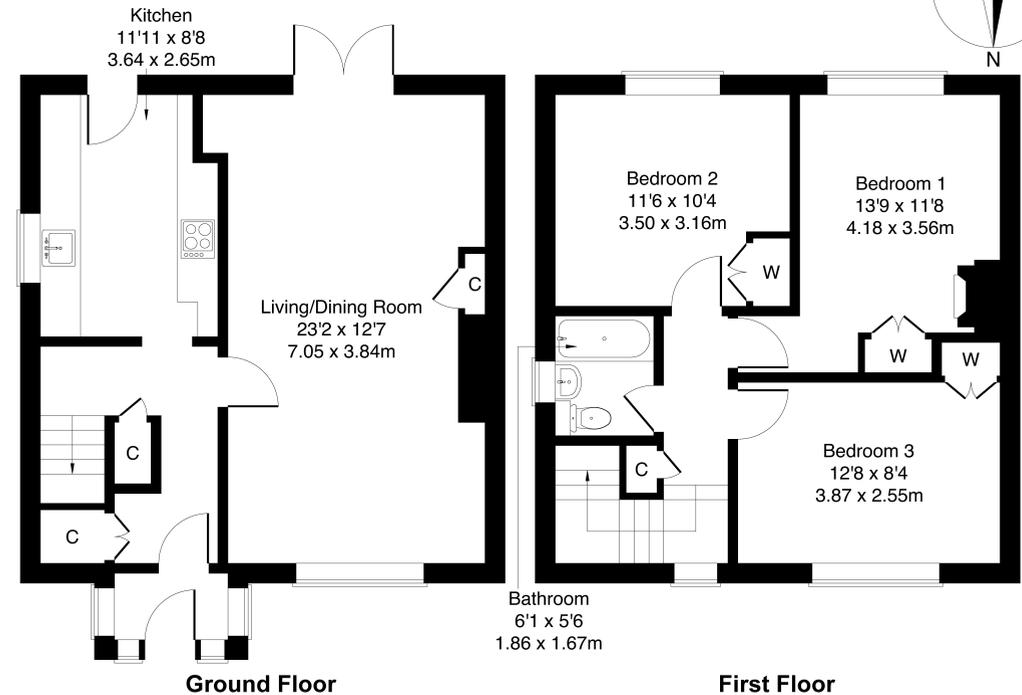
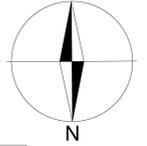
A welcoming entrance leads you into the property, opening into a spacious living and dining room finished in light, neutral tones and décor, while offering direct access to the private garden, making it an ideal space for relaxing or entertaining. The kitchen is fitted with wood-effect flooring and granite-effect countertops, complemented by a ceramic sink, integrated oven, and electric hob with a canopy hood above.

Heading upstairs, the carpeted landing provides access to all three bedrooms, each decorated in light tones and finished with carpeted flooring, while all rooms benefit from built-in cupboards providing convenient storage. Completing the property is a family bathroom fitted with a three-piece suite, including a shower over the bath and a ladder-style radiator.



19 Claverhouse Drive, Edinburgh, EH16 6BX

Approximate Gross Internal Area: (1033 sq ft - 96 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

