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## 28 Lockerby Crescent, Edinburgh, EH16 6XP

Tastefully-Presented, Three-Bedroom, Mid-Terrace Home with Gardens

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# Property Description

Tastefully-presented, three-bedroom, mid-terrace home, with private gardens, and an allocated parking space. Located in a particularly quiet cul-de-sac in the Liberton area, south of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, a single bedroom, and a bathroom.

Highlights include an impressive dual-aspect living space with quality flooring, a modern fully integrated kitchen and a stylish bathroom. In addition, there is gas central heating, double glazing, TV and phone points, and a loft space.

Externally, the property benefits from patio gardens to the front and rear, incorporating an eclectic mix of plants and shrubbery.

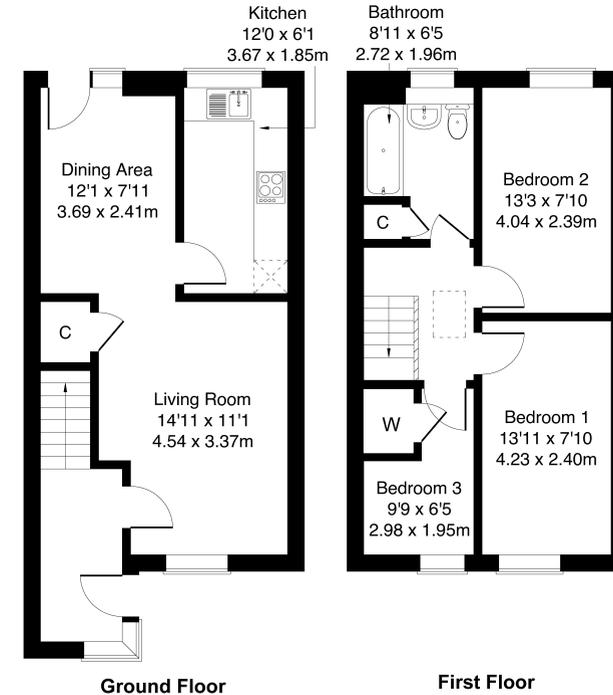
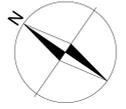
A bright and generous entrance hall offers cloak and furniture space, with access to the carpeted stairway and the public room. Quality wood flooring continues from the hall into a tastefully finished, dual-aspect living space, with recessed spotlighting, plain coving, an under-stair storage cupboard and a dining area to the rear with a patio door leading to the garden. Set off the dining area, to the rear, is a good-sized kitchen featuring wood effect flooring, spotlighting and plain coving. Modern fitted units include wood effect worktops, a sink with a drainer, a tiled surround; and an integrated dishwasher, washing machine, fridge/freezer, oven and gas hob.

On the first floor, two well-proportioned double bedrooms are set to opposite aspects, with carpeted flooring and pendant light fittings; whilst to the front is a flexible third bedroom with carpeted flooring and a built-in wardrobe. Completing the accommodation, a stylish bathroom has a rear-facing window and a built-in storage cupboard, whilst a modern three-piece suite includes Travertine wall and floor tiling, a mains shower over the bath, and a ladder-style radiator.



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Approximate Gross Internal Area: (818 sq ft - 76 sq m.)



# 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 Braid Hills, 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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