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10 Springwood Park, Liberton, Edinburgh, EH16 6JL

Well-Presented and Spacious, Three-Bedroom, Mid-Terrace Home with Private Gardens

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Property Description

Well-presented and spacious, three-bedroom, mid-terrace home, with private gardens. Set in an established, residential area in the desirable Liberton district, to the south of Edinburgh city centre.

Superb front aspect views towards Arthur's Seat and Fife beyond.

Excellent proximity to the city bypass and regular public transport routes into the city centre.

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

Highlights include well-proportioned rooms, solid wood flooring, gas central heating, double glazing and good integrated storage.

Externally a front garden is laid to lawn, whilst a well-maintained, private, south-facing rear garden comprises a lawn and a selection of established trees and shrubs. There is ample visitor parking to the front of the property and on the surrounding streets.

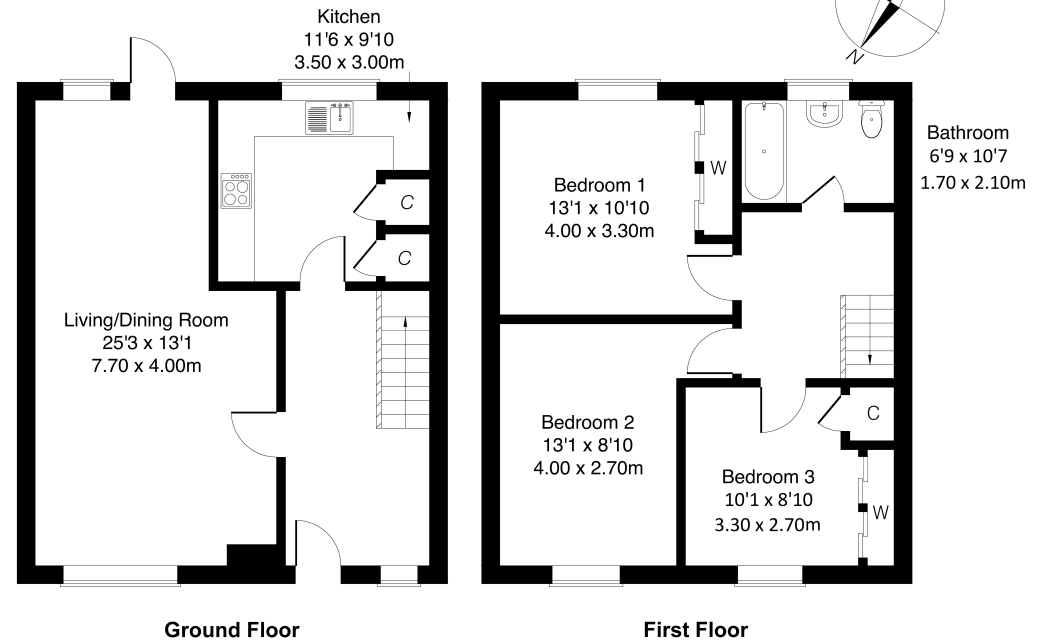
A bright, welcoming entrance hall leads into a well-presented, dual-aspect reception room on the left, finished with light, neutral decor and solid wood flooring. Spanning the entire depth of the property, the spacious, open-plan living and dining room offers a flexible floor plan for both comfortable lounge furniture as well as a dining table and chairs, and opens onto the rear garden. Next door, a kitchen benefits from built-in cupboard storage and is fitted with a range of units and worktop space. Appliances include a freestanding cooker, a fridge, a washing machine and a dryer.

Upstairs, two double bedrooms and a large single bedroom are well-proportioned and finished with neutral carpeting. All provide ample space for freestanding bedroom furniture, with two of the bedrooms further benefiting from built-in wardrobe storage. Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.

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Approximate Gross Internal Area: (1076 sq ft - 100 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 mix of family-orientated housing, with local shopping located throughout. A Morrisons supermarket is 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 and green spaces

are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf courses offer open spaces. Liberton is an ideal location for 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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