



## 37 Hapland Bow, Liberton, Edinburgh, EH17 8UZ

Immaculately Presented, Three-Bedroom, Modern, End-Terrace Home with Gardens

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# Property Description

Immaculately presented and well-proportioned, three-bedroom, modern end-terrace home with gardens. Set in a new, factored, residential development, located in the sought-after Liberton area, south of Edinburgh city centre.

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

Ready-to-move-in - highlights include a fitted kitchen, stylish bathrooms, contemporary flooring, a smart wireless home security system, and dual-aspect public rooms. In addition, there is gas central heating, solar panels, double glazing, and good integrated storage including a partially floored loft with lighting.

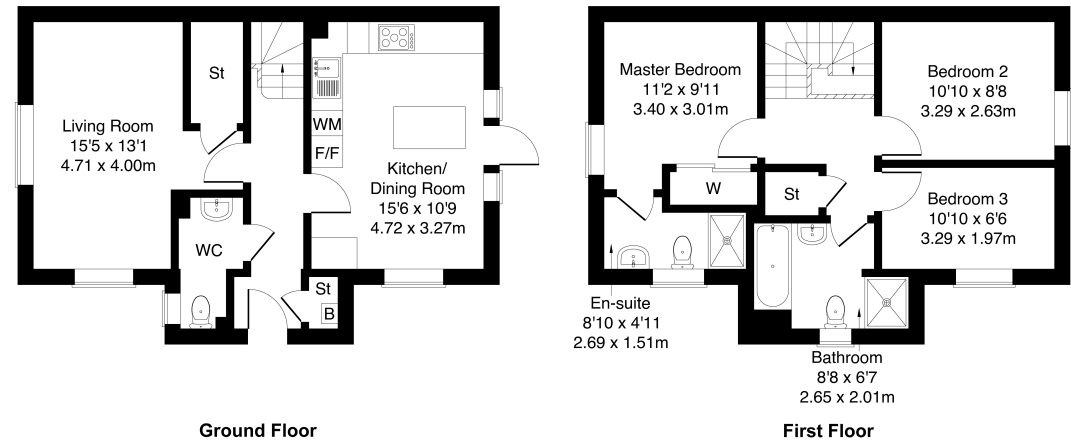
Externally, the property benefits from a front lawn; and a professionally landscaped enclosed rear garden with a patio, a lawn, decking with a pergola, a remote-controlled awning and lighting.

With superb transport links, this modern development includes unrestricted residential parking and well-kept communal grounds.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor; including a convenient WC. With a dual aspect, a spacious living room is finished with light decor and carpeted flooring, while also enjoying a southerly window allowing plentiful natural light. With herringbone flooring, the stylish dining/kitchen also features a dual aspect, and offers ample space for dining furniture and access to the garden. Modern fitted units include over and under cabinet LED lighting, stone effect worktops with matching upstands and a sink with a drainer; with appliances including an integrated oven, gas hob, fridge/freezer and dishwasher.

On the upper floor, the master bedroom offers a generous room size, tastefully finished, including light decor, carpeted flooring, a built-in wardrobe with mirror sliding doors and a modern en-suite shower room. Two further well-presented bedrooms are set to opposite aspects, similarly finished, with carpeted flooring and light decor; with bedroom two also including a quality and spacious freestanding wardrobe in the sale. Completing the accommodation, the bathroom is fitted with a modern suite including a separate bathtub and shower cubicle, and partially tiled splash walls.

## 37 Hapland Bow, Edinburgh, EH17 8UZ Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Mortonhall lies between Fairmilehead and Gilmerton, to the south of Liberton and the Braid Hills. The area lies close to the A701, which provides a direct route to the city bypass, the retail park at Straiton, and onward to Penicuik and the Scottish Borders. The Braid Hills are a short walk away, offering panoramic views over Edinburgh and beyond. Furthermore, Pentland Hills Regional Park

lies around one mile distant, offering a range of outdoor pursuits, including Scotland's largest artificial ski-slope, and the nearby Mortonhall Estate has numerous walks and countryside opportunities, along with an excellent garden centre. Regular bus services pass along Howdenhall Road and the city bypass is quickly accessible.





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