



1 Clackmae Grove
LIBERTON | EDINBURGH | EH16 6PD


warners
solicitors & estate agents



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Set on a generous corner plot, moments from the Braids and conveniently close to excellent amenities and quick transport links is this immaculately presented detached bungalow. Offered to the market in true move in condition this property has been significantly extended and boasts a wide driveway and private front, side and rear gardens.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, bright South facing open plan lounge/kitchen with contemporary kitchen units, generous dining space and patio doors to the rear garden. There are three spacious double bedrooms (master with stylish en-suite shower room and built-in wardrobes) and there is a fourth bedroom or ideal home office off the living area. The property is completed by an exquisite main bathroom with shower and separate bath. Externally the rear garden is laid to lawn with a decked area ideal for al fresco entertaining.

- Detached bungalow on corner plot
- Quiet yet well-connected location
- Driveway and front side and rear gardens
- Welcoming hallway
- Bright open plan lounge/kitchen area
- Four bedrooms
- Two bathrooms

Extras include curtains and blinds, other items may be purchased by separate negotiation. EPC rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Liberton is a sought-after suburb to the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks



