



lindsays

21 Leadervale Road
Edinburgh, EH16 6PB

"Delightful Semi Detached villa with driveway, garage and garden"

- Hall
- Spacious sitting room/dining room with direct access to private rear garden
- Separate fitted kitchen with door to side of the property
- Four well proportioned bedrooms
- Family shower room with window
- Utility/WC with window
- Attic
- Attractive private rear garden which is ideal for entertaining
- Easily maintained private front garden
- Driveway
- Private garage
- On street parking

EPC Rating E

OFFERS OVER £415,000



Description

A delightful semi detached villa with driveway, garage and large private garden, which has been sympathetically extended and provides bright and flexible family accommodation over two floors and is situated in quiet street in sought after residential area. The property would now benefit from some degree of modernisation and offers excellent potential to create a wonderful family home. In brief accommodation comprises; entrance hall; spacious sitting room/dining room with doors giving direct access to private rear garden; separate fitted kitchen with door to the side of the property; there are four well proportioned bedrooms (one of which is located on the ground floor and would be ideal as office/study); shower room with window and utility/WC with window. The property benefits from an attic which provides good storage. To the front of the property there is an easily maintained private garden and to the rear there is a large well maintained private garden which is predominantly laid to lawn and ideal for entertaining. There is a driveway which provides off street parking and leads to private garage which provides excellent storage and there is also on street parking.

Area

Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. It is a popular and attractive place to live surrounded by lovely open spaces in which to enjoy the outdoors. It also benefits from good access to schools, Edinburgh University King's Buildings, as well as the Royal Infirmary, the Medical School and the Children's Hospital at Little France. The Straiton retail outlet is within a few minutes by car and plays host to popular eateries, the majority of High Street names, as well as Ikea, Costco and large branches of both Asda and Sainsbury.

Viewing

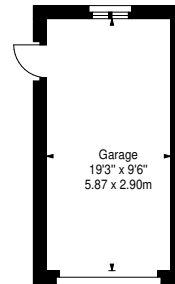
By appointment contact Lindsays on 0131 229 4040



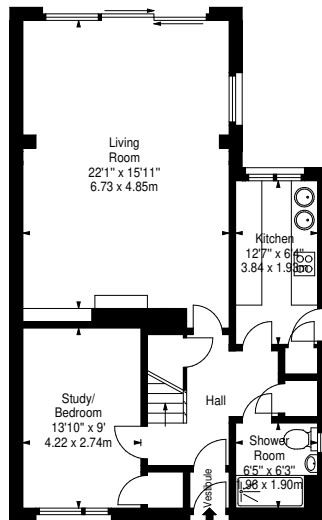
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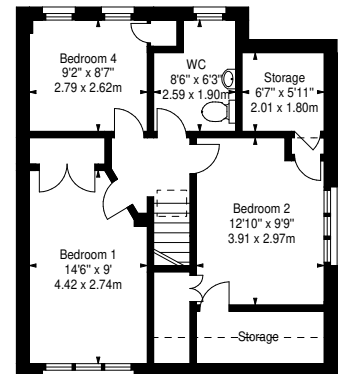
Approx. Gross Internal Area
1329 Sq Ft - 123.46 Sq M
Garage
Approx. Gross Internal Area
183 Sq Ft - 17.00 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.