



**12 GOODTREES GARDENS
EDINBURGH EH17 7RY**

Offers Over £190,000

Viewing:

**Sundays 2-4pm or by appointment,
please telephone agents on
01383 418999**

- ◆ Entrance Vestibule
- ◆ Impressive Lounge/Diningroom
- ◆ Well fitted Kitchen
- ◆ Three Bedrooms with fitted wardrobes
- ◆ En suite Showerroom
- ◆ Bathroom
- ◆ Cloakroom
- ◆ Gas central heating
- ◆ Double glazing
- ◆ Attractive private gardens
- ◆ Garage/Driveway
- ◆ E P Rating C



WILSONS SOLICITORS



General

The property for sale comprises a light, generously proportioned semi-detached villa pleasantly located within a small modern residential development in the desirable Liberton district lying south of the City Centre. This delightful family home offers spacious, well designed accommodation over two floors with excellent storage facilities including fitted wardrobes and a useful attic. Presented to the market in true move-in condition, comfort is further assured by means of gas central heating complemented by the installation of double glazed windows. There are attractive, easily maintained private gardens to the front and rear with a driveway leading to a large single integral garage with utility area. All fitted floor coverings and integrated kitchen appliances are included in the sale.

Liberton is an ideal base for access to the City Centre while providing an excellent range of local shops including a large Morrisons Superstore on Gilmerton Road. A more comprehensive range of shops are also available within the Cameron Toll Shopping Centre a short bus journey/drive away. A variety of recreational facilities in and around the area include reputable restaurants, golf courses and a leisure centre. Schools from nursery through to secondary level are in the vicinity with the property also well placed for access to Edinburgh Royal Infirmary and Edinburgh University King's Buildings. A regular bus service is available nearby with the City By-pass also easily accessible, ideal for the commuter.

Accommodation (widest points)

Entrance Vestibule

With radiator. Laminate flooring.

Lounge/Diningroom 24'9 x 13'9 (7.54 x 4.19m)

A most impressive public room with front facing windows and patio doors to charming enclosed rear garden. Coving. Two radiators. Laminate flooring. Door to well fitted Kitchen. Carpeted staircase leading to the upper landing.

Kitchen 12'4 x 11'5 (3.75 x 3.47m)

A well fitted kitchen with rear facing window. Range of matching wall/floor units incorporating gas hob, oven, cooker hood, dishwasher and contrasting work surfaces. Tiled splashback. 11/2 bowl stainless steel sink with drainer and mixer tap. Radiator. Laminate flooring. Door to garden and privacy door to garage.

Cloakroom 5'5 x 2'8 (1.65 x 0.81m)

With washhand basin and wc. Radiator. Laminate flooring. Extractor.

Upper Landing

Well lit by means of a side facing window. Radiator. Fitted carpet. Access via ceiling hatch to useful attic storage.

Bedroom 1 11'11 x 10'4 (3.63 x 3.14m)

A charming master bedroom with rear facing windows. Fitted wardrobes with shelving, hanging rails and mirror door frontage. Radiator. Fitted carpet. Door to en suite Showerroom.

Showerroom 5'4 x 4'7 (1.62 x 1.39m) (excl shower)

A part tiled showerroom with rear facing window. Suite comprising shower compartment, washhand basin and wc. Radiator. Laminate flooring. Extractor.



Bedroom 2 10'11 x 10'3 (3.32 x 3.12m)
A second spacious bedroom with front facing window/rooftop view to Arthur's Seat. Fitted wardrobe with shelf, hanging rail and mirror door frontage. Radiator. Fitted carpet.

Bedroom 3 10'3 x 8'8 (3.12 x 2.64m)
A third, well proportioned bedroom with front facing window/view. Fitted wardrobe with shelf, hanging rail and mirror door frontage. Radiator. Fitted carpet.

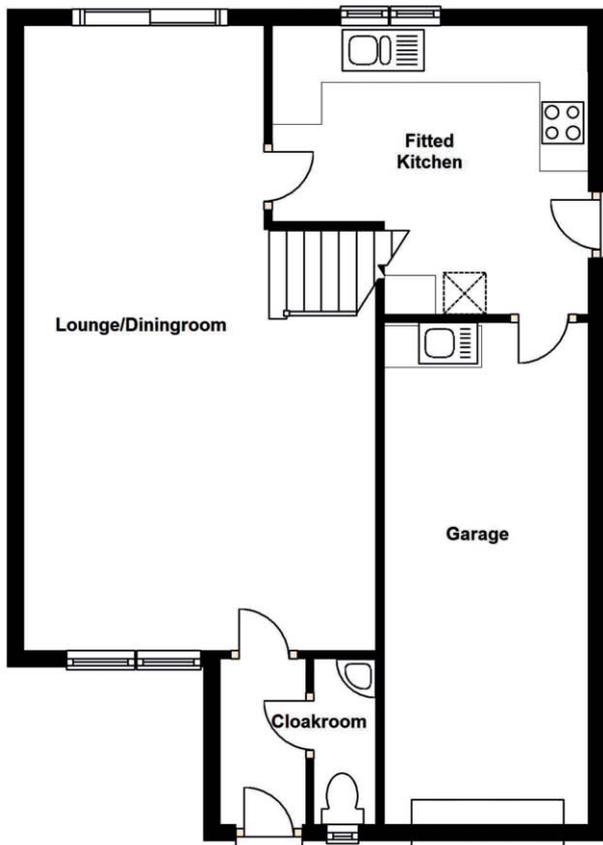
Bathroom 7'9 x 6'7 (2.36 x 2m)
A part tiled bathroom with side facing window. Suite comprising bath, washhand basin and wc. Radiator. Laminate flooring. Extractor.

Garden
There are attractive, easily maintained private gardens to the front and rear thoughtfully designed and laid out mainly to lawn with attractive flower borders and sun deck.

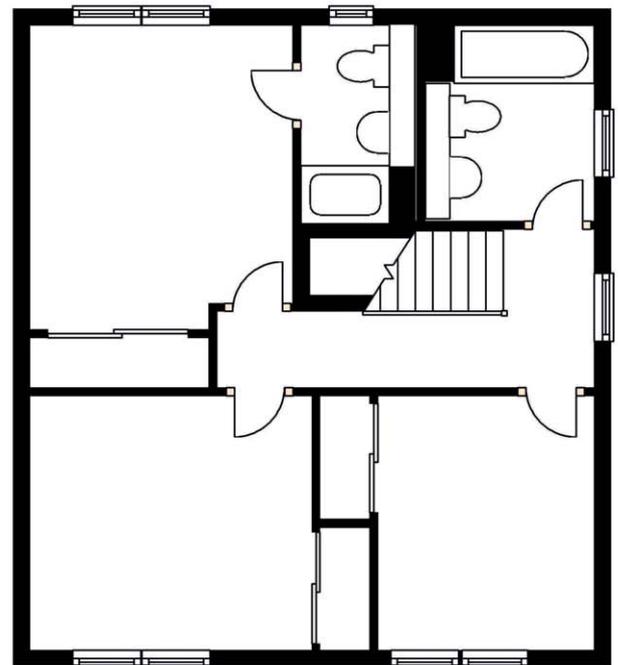
Garage 19'7 x 8'1 (5.96 x 2.46m)
A driveway provides off street parking and leads to a large single garage with up and over door, light and power. The garage also has a utility area with fitted floor unit/ sink and plumbing for automatic washing machine.



Ground Floor



First Floor



These particulars do not form part of any contract. While every effort has been made to ensure their accuracy, the statements contained herein are not guaranteed. In particular:

- (a) measurements have been taken by a laser device and are approximate only;
- (b) services and appliances have not been tested for efficiency or safety;
- (c) no warranties are given as to the compliance with any regulations. Intending purchasers should satisfy themselves on these and other matters.



**25 High Street
Inverkeithing, KY11 1NL**

**Tel: 01383 418999 ♦ Fax: 01383 428777
www.tlwilson.co.uk**