



# JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



01896 808 777



enquiries@jamesagent.co.uk



www.jamesagent.co.uk



10 East Clapperfield, Edinburgh, EH16 6TU

Offers over £540,000



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# 10 East Clapperfield, Edinburgh, EH16 6TU

- Substantial Family Home
- Two Public Rooms & Conservatory
- Driveway Parking
- Walking Distance to Amenities
- Central Location Within Liberton
- Five Bedrooms (Three En-suite)
- Large Corner Plot
- Integrated Double Garage
- Primary & Secondary Schooling Nearby
- Excellent Commuting Links

We are delighted to present this substantial five-bedroom detached family home, peacefully positioned within the highly sought-after Liberton area of Edinburgh. Occupying a generous corner plot, the property offers over 1,800 sq ft of flexible family accommodation including five bedrooms, three with ensuite bathrooms, together with a versatile ground floor study/bedroom six. Excellent living space includes a spacious lounge, formal dining room, bright conservatory and well-appointed kitchen with utility room. Further benefits include a large private driveway, integrated double garage and well-maintained gardens. Offering outstanding potential to create a superb forever home, this is a rare opportunity within a prime residential location.

## ACCOMMODATION

- ENTRANCE VESTIBULE - HALLWAY - CLOAKROOM - LOUNGE - DINING ROOM - CONSERVATORY - KITCHEN - UTILITY ROOM - STUDY / BEDROOM 6 - SPLIT LEVEL LANDING - FIVE BEDROOMS (THREE EN-SUITE) - FAMILY BATHROOM - INTEGRATED DOUBLE GARAGE -



Offers over £540,000



### Internally

The property is entered via a welcoming entrance hall providing access to the principal ground floor accommodation. To the front lies a generous lounge centred around an attractive fireplace, creating a bright and comfortable family living space. To the rear, the formal dining room flows directly into a superb conservatory overlooking the garden, offering an excellent space for entertaining and relaxing. The kitchen is fitted with an extensive range of wall and base units and is complemented by a separate utility room with direct access to the garden and integrated double garage. A versatile ground floor study/bedroom six together with a WC completes the lower level.

Upstairs, the property offers five well-proportioned bedrooms, three benefitting from ensuite shower rooms and integrated wardrobe storage. A well-appointed family bathroom serves the remaining accommodation.

The property further benefits from double glazing and gas central heating throughout.

### Kitchen

The kitchen is fitted with an extensive range of cream wall and base units complemented by generous worktop space and attractive tiled splashbacks, creating a bright and highly functional family space. There is a 1.5 bowl sink with mixer tap. Integrated appliances include an electric oven & grill, 4-ring ceramic hob and a dishwasher. There is space for an undercounter fridge.

The adjoining utility room is a fantastic additional space providing plentiful storage / work surfaces and spaces for a freestanding washing machine, tumble dryer and freezer.



### Bathroom Facilities

The family bathroom is generously proportioned and fitted with a traditional three-piece suite comprising WC, pedestal wash hand basin and bath with mixer shower attachment and glazed screen. Fully tiled walls with decorative border detailing create a classic finish, while the large opaque window allows for excellent levels of natural light.

The three en-suite shower rooms are fitted with three-piece suites, each including a WC, pedestal basin and shower enclosure with electric shower and tiled splashbacks.

The ground floor cloakroom is fitted with a WC and wash hand basin.

### Externally

The property sits on a generous corner plot with a peaceful outlook on the the greenery of the surrounding park. To the front there is a large driveway surrounded by lawn and mature shrubs providing plentiful parking and access to the double garage. The rear garden is a real private haven with tall privacy hedging. Perfect for children and pets, the garden is largely laid to lawn with mature shrubs and incorporates a lower patio area ideal for catching the evening sun.

### Outbuildings

The integrated double garage is an excellent space benefitting from mains power and lighting. The garage is accessed via a metal up-and-over door to the front and a secondary door allowing access from the utility room. The spaces makes for an excellent workshop and could equally be formed into a home gym or studio space.

### Fixtures & Fittings

Fitted floor coverings, curtain poles and integrated appliances are to be included within the sale.

### Services

Mains water, gas, electricity and drainage. Gas Central Heating & Double Glazing.

### Location

East Clapperfield is part of a highly regarded and established residential area within the popular Liberton district of Edinburgh, ideally positioned for excellent local amenities and commuting links. The property is within easy reach of Cameron Toll Shopping Centre and beyond to Edinburgh city centre. The Liberton area offers excellent leisure facilities including nearby golf courses, fitness centres, parks and walking routes around the Braid Hills, providing excellent opportunities for outdoor recreation.

The area is particularly well suited to families, benefiting from a range of respected primary and secondary schooling options, together with convenient access to the renowned King's Buildings campus of the University of Edinburgh. The area is well served by regular public transport links into Edinburgh city centre and offers straightforward access to the Edinburgh City Bypass (A720), connecting efficiently to the M8, A1, M9, M90 and Edinburgh Airport.

### Council Tax

Council Tax Band F

### Viewings

Viewings are strictly by Appointment via James Agent.

### Home Report

A copy of the Home Report can be downloaded from our website.

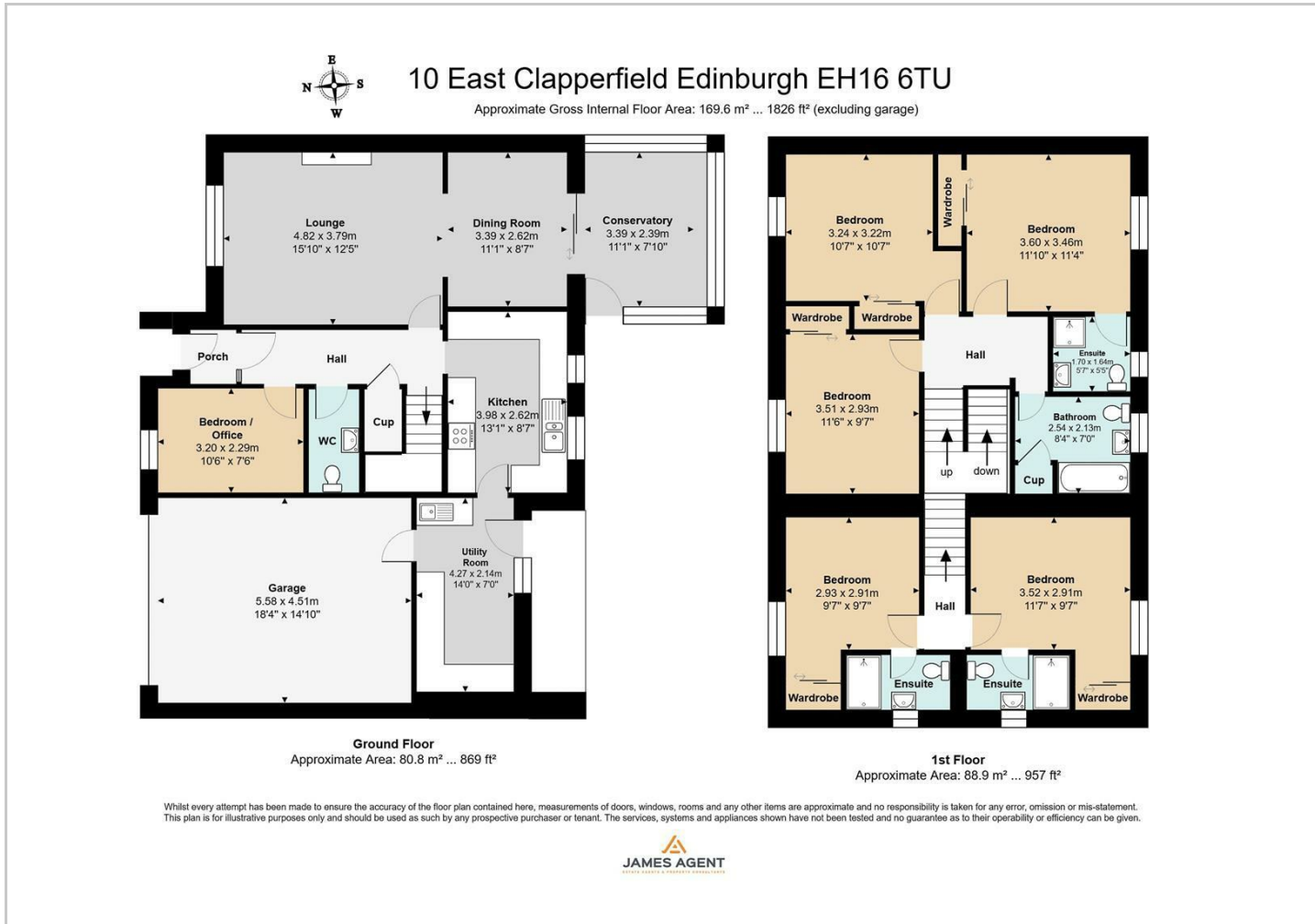
### Offers

All offers should be submitted in writing in Scottish Standard Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date, the seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.





## Floor Plans



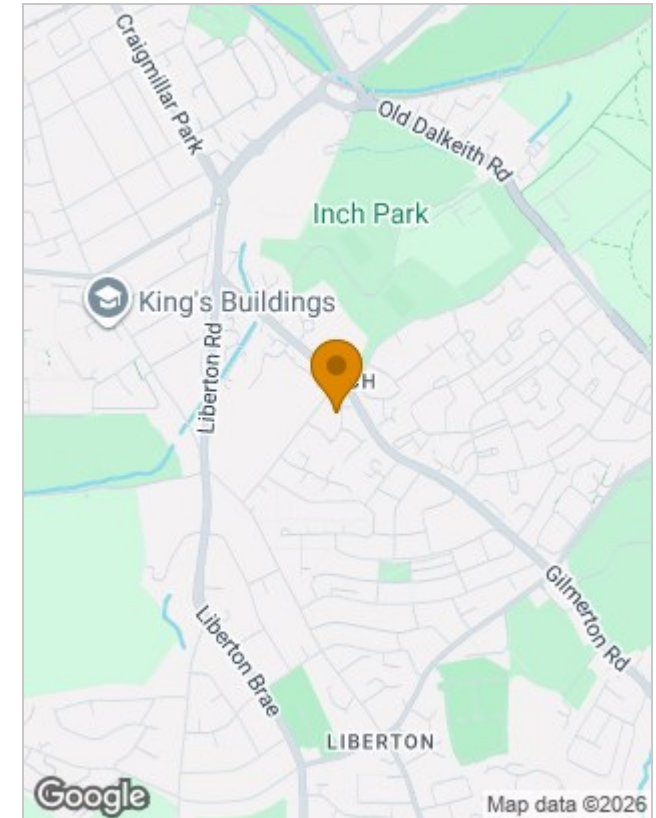
## Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

13 Buccleuch Street, Melrose, Roxburghshire, TD6 9LB

## Location Map



## Energy Performance Graph

