




Solicitors & Estate Agents
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283 Lasswade Road

LIBERTON, EDINBURGH, EH17 8NA

Liberton

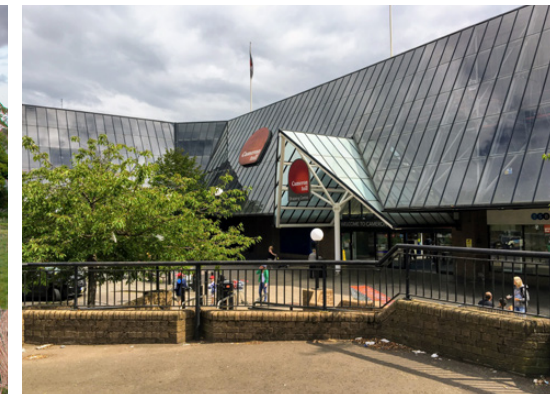
EDINBURGH, EH17 8NA

Liberton is a sought after residential area lying to the south of the City Centre.

Local services include a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with their variety of stores are a short car journey away.

There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.



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An ideal opportunity has arisen to acquire this two bedroom semi-detached house, making for an ideal family home while being well located within the popular Liberton area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate decorative order, while briefly consisting of;

Ground Floor: entrance hallway which leads to the bright and spacious lounge, including a feature fireplace and an open plan, dual aspect kitchen/diner, which benefits from an integrated ceramic 4 hob/oven, extractor hood, fridge/freezer, washing machine, under-unit lighting, an under-stair storage cupboard, a tiled floor and access to the rear garden.

First Floor: two spacious double bedrooms, both of which have built-in mirrored wardrobes and the three-piece, partially tiled family bathroom is partially splash backed and has an overhead shower.

Attic: accessed via Ramsay ladder in the landing, providing more than adequate additional storage space.

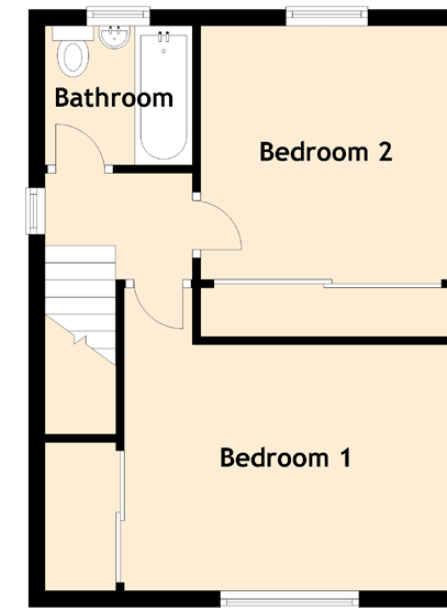
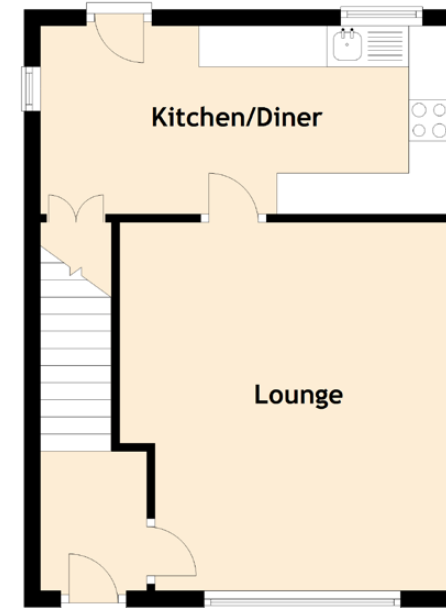
This property also benefits from gas central heating, full double glazing and a private front, side and rear garden, with gated entry to the front as well as a fully powered and insulated summer house to the rear, which has a roof replacement approx. May 2020. There is more than adequate on-street parking to accommodate for residents and visitors alike.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.03m (13'3")
Kitchen/Diner	5.00m (16'5") x 2.30m (7'7")
Bedroom 1	4.10m (13'6") x 3.60m (11'10")
Bedroom 2	3.10m (10'2") x 3.10m (10'2")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 70m²

EPC Rating: C

Extras (Included in the sale): Two garden sheds and all fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

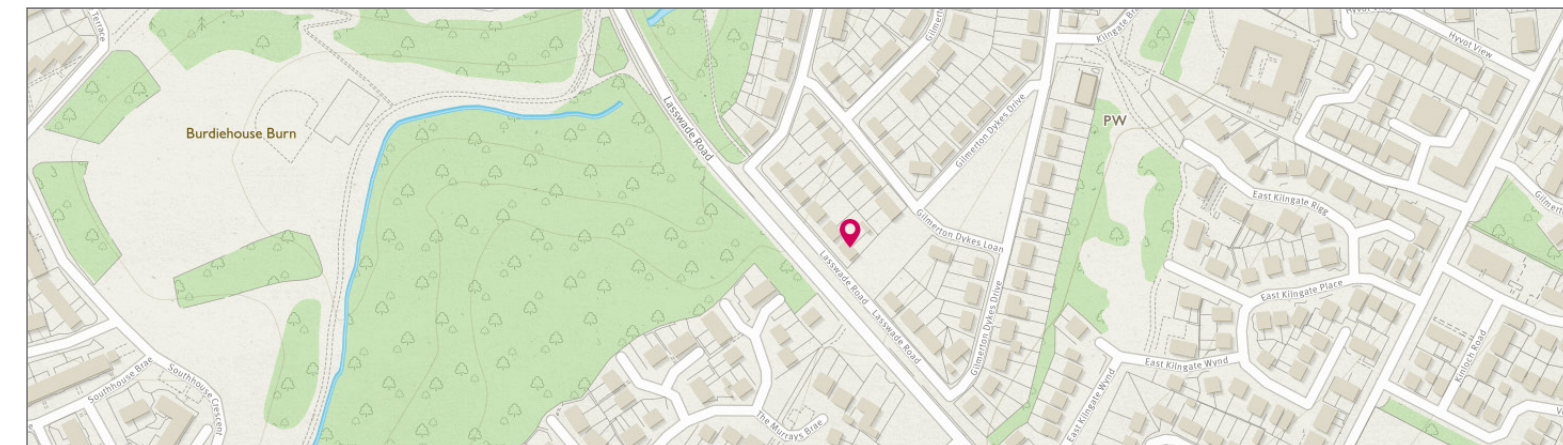


Image credit: <https://www.outmapsurvey.co.uk/omaps/>



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