




McEwan Fraser Legal
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12 Lockerby Crescent

LIBERTON, EDINBURGH, EH16 6XP

LIBERTON

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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 its 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.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



12 LOCKERBY CRESCENT

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An excellent opportunity has arisen to acquire this highly desirable three bedroom mid-terraced 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 excellent decorative order, while briefly consisting of;

Ground Floor: entrance hallway with meter cupboard, a bright and spacious lounge with a feature electric fire and an under-stair storage cupboard, a fully fitted, partially tiled kitchen which benefits from an integrated fridge and freezer and a dining room with access to the rear garden through double patio doors.

First Floor: two spacious double bedrooms, a single bedroom with optional use as a home office or nursery, with an over-stair storage cupboard and a three-piece, fully tiled family bathroom with an over head shower, chrome heated towel rail and granite worktop.

Attic: partially floored and 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, private garden grounds to the front and rear of the property as well as more than adequate on-street parking.

“Highly desirable mid-terraced house,
making for an ideal family home”





Approximate Dimensions (Taken from the widest point)

Lounge	4.52m (14'10") x 3.32m (10'11")
Dining Area	3.65m (12') x 2.37m (7'9")
Kitchen	3.69m (12'1") x 1.86m (6'1")
Bedroom 1	4.06m (13'4") x 2.36m (7'9")
Bedroom 2	4.25m (13'11") x 2.39m (7'10")
Bedroom 3	2.98m (9'9") x 1.94m (6'4")
Bathroom	2.67m (8'9") x 1.80m (5'11")

Gross internal floor area (m²): 73m² | EPC Rating: C

SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

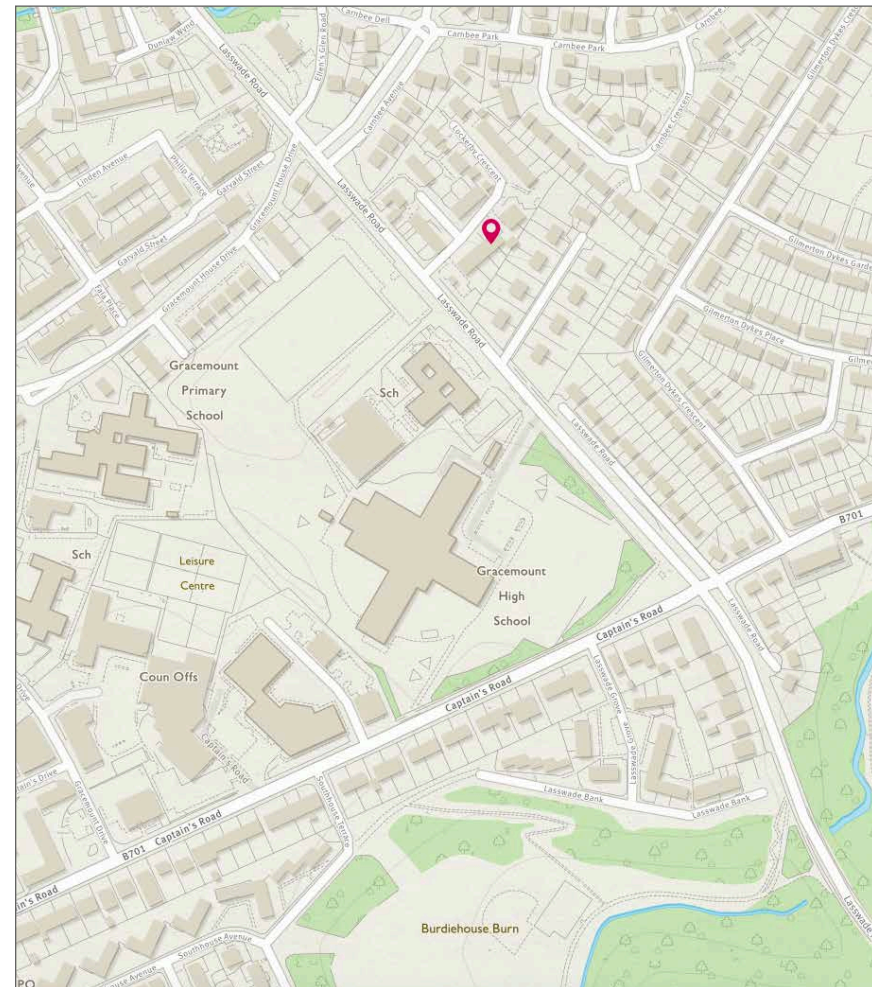


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