

103 Glenvarloch Crescent

LIBERTON, EDINBURGH, EH16 6BB



*Modernised Three Bedroom
Terraced House In Liberton*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this three-bedroom terraced house in Liberton. The property is in walk-in condition having been modernised by the current owner.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge which is large and bright also provides access to the dining room of the property, which has French doors to the private and landscaped south-facing rear garden.
- Fully equipped kitchen which provides access to the rear garden. The kitchen has a five ring range cooker/oven, hob and space for freestanding appliances.

THE KITCHEN





- Three bedrooms, two of which are double bedrooms and the third is a single bedroom.
- One bathroom that has been upgraded and modernised to accommodate any family. The bathroom is fully tiled and has a three-piece white bath suite and a shower over the bath.
- Private rear garden which has been landscaped and is situated over three levels and is sure not to disappoint.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM

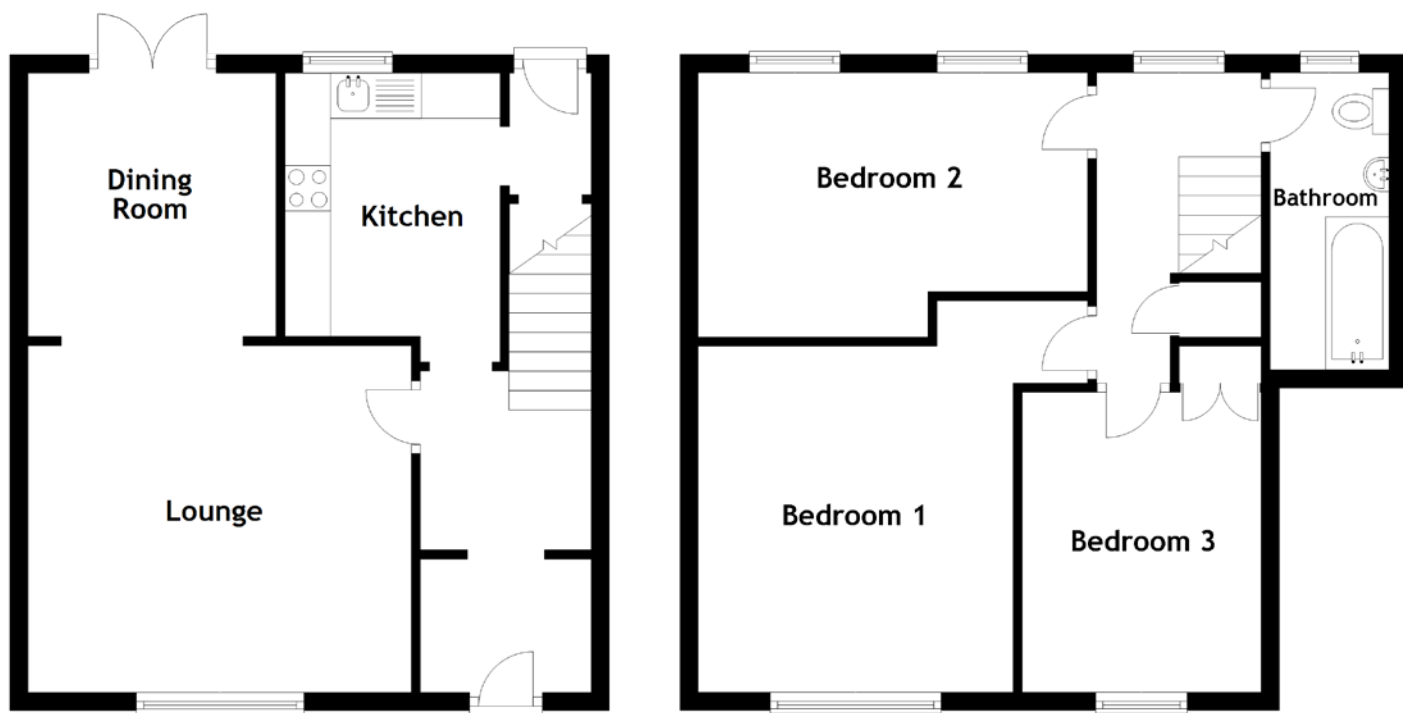


In addition to this, the property has gas central heating, full double glazing and further benefits from a double drive at the front and a south facing rear garden that gets great sun for most of the day.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



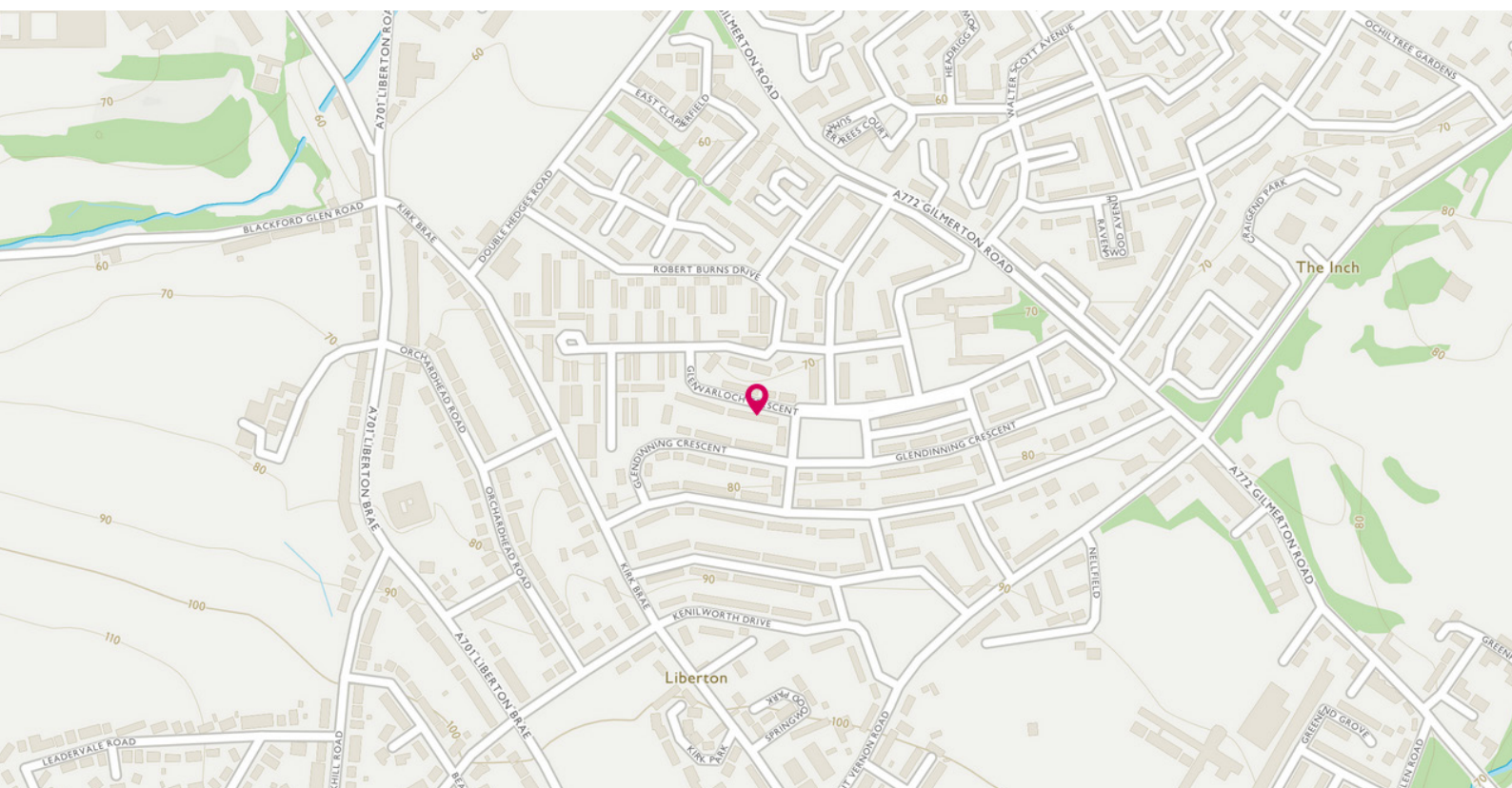
Approximate Dimensions (Taken from the widest point)

Lounge	4.22m (13'10") x 3.82m (12'6")
Dining Room	2.90m (9'6") x 2.73m (8'11")
Kitchen	3.18m (10'5") x 2.37m (7'9")
Bedroom 1	4.31m (14'2") x 4.29m (14'1")

Bedroom 2	4.29m (14'1") x 2.91m (9'7")
Bedroom 3	3.30m (10'10") x 2.73m (8'11")
Bathroom	3.27m (10'9") x 1.31m (4'4")

Gross internal floor area (m²): 93m²

EPC Rating: C



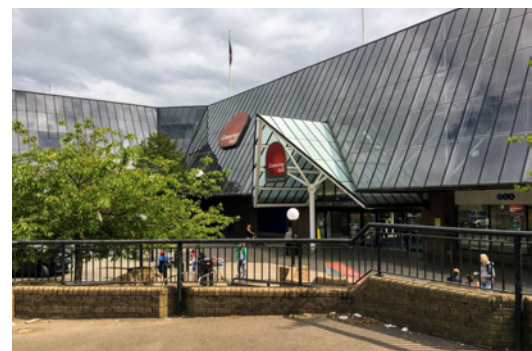
THE LOCATION

Liberton is a sought after residential area lying to the south of the city centre. Local services include a Post Office, chemist, corner shop, florist, newsagents and petrol station. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of high street brands and supermarkets are a short car journey away. There are a handful of 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 a short distance. In addition, 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 the woods, ending near Morningside and the Braid Hills which serves as access to riding stables, a driving range and several public golf course in the area. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills are all close by.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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