




McEwan Fraser Legal

Solicitors & Estate Agents

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Liberton is a sought after residential area lying to the south of the city centre. The area is well-served by major south-bound bus routes direct to/from the city centre 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.

This is the right side of town for easy access to the New Edinburgh Royal Infirmary which is located at Little France just a ten-minute walk from the property. The Edinburgh Royal Infirmary hosts the Edinburgh University Medical School, with the new Sick Children's Hospital having only recently opened last year.

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. Craigmillar Castle, a nice medieval castle and gardens is also a short walk away through picturesque woods.

There are nurseries, primary schools 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. 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.



McEwan Fraser Legal is delighted to present this charming three bedroom mid terraced house to the market. Bright, well proportioned and presented to the market in good internal order, there is plenty of scope to make your own mark, making this an ideal starter home for a couple, young family or a savvy buy to let investor. The property further benefits from off-street parking, gas central heating (modern Worcester boiler) and double glazing. Internal viewing is highly recommended.

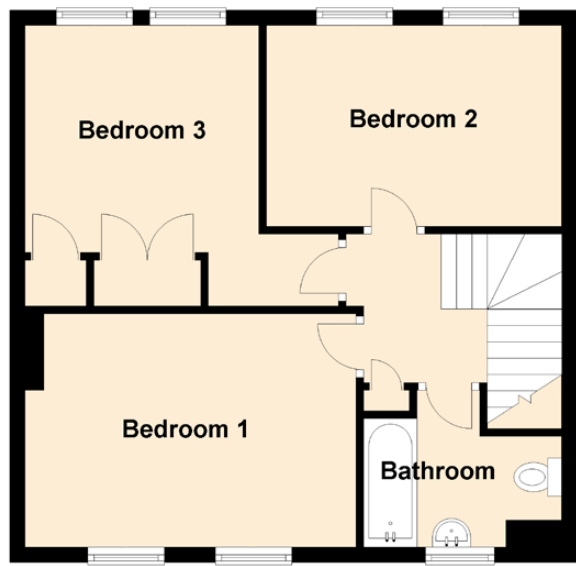
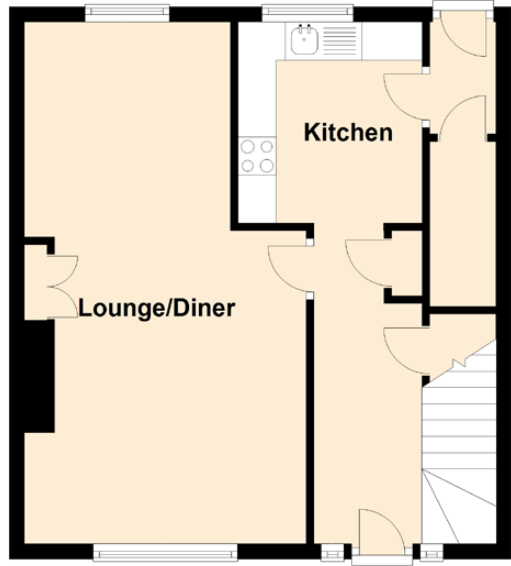
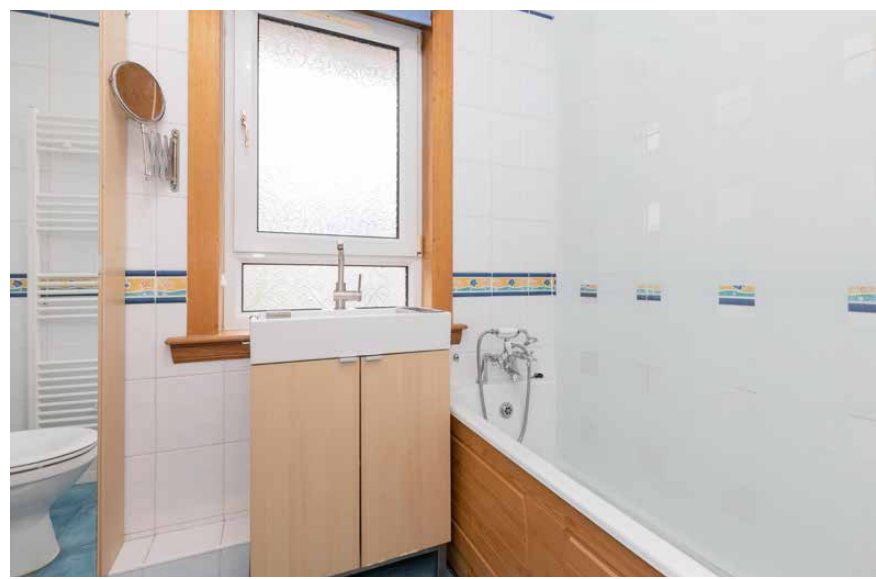
Internal accommodation is focused towards a generous through lounge which is neutral finished, boasts laminate flooring and includes a feature fireplace. The floor space on offer gives fantastic scope for a range of different furniture configurations but can easily accommodate a pair of sofas and six-seat dining table. The kitchen comprises a good range of base and wall mounted units with ample prep and storage space for the aspiring chef. Space is provided for free standing appliances, gas hob and electric oven are integrated. A pantry adjacent to the kitchen is equipped with ample shelving and space for additional appliances. The ground floor has further storage in the welcoming hallway. Upstairs, there are three couple bedrooms and large bathroom which is tiled and boasts a three-piece suite with shower over bath.

Externally, there is an ample monoblock driveway to the front and a mature lawn to the rear. The property also enjoys side access.



“.. CHARMING
THREE BEDROOM
MID TERRACED
HOUSE ..”

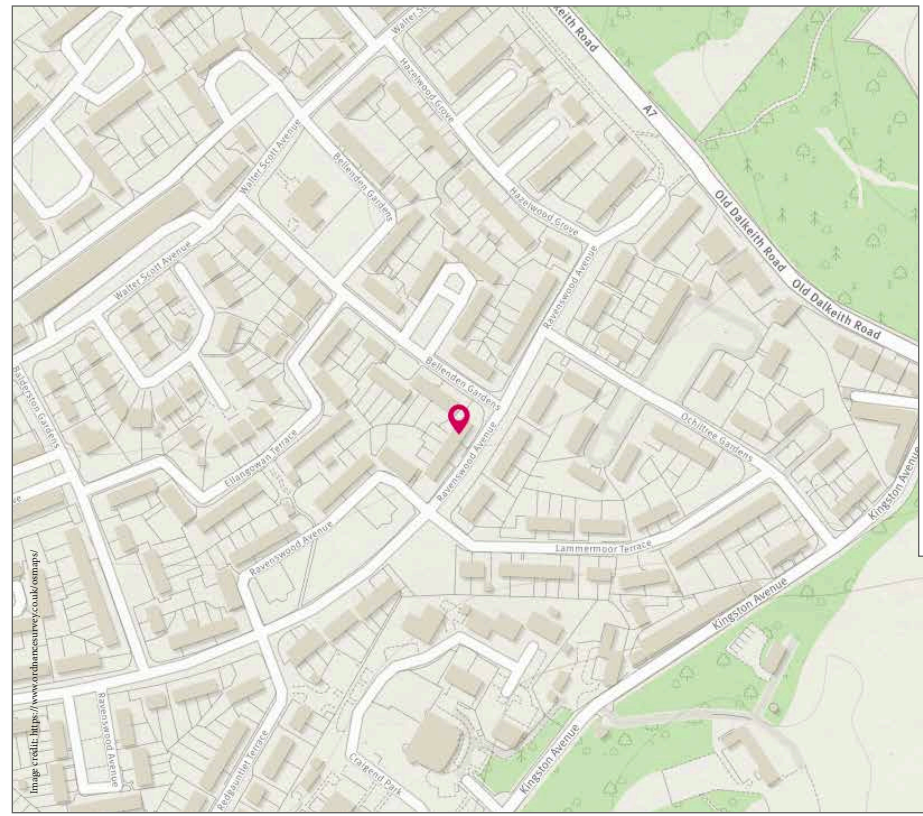




Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.82m (22'5") x 3.69m (12'1")
Kitchen	2.63m (8'7") x 2.41m (7'11")
Bedroom 1	4.33m (14'2") x 3.07m (10'1")
Bedroom 2	3.86m (12'8") x 2.68m (8'10")
Bedroom 3	3.67m (12') x 3.06m (10')
Bathroom	2.56m (8'5") x 2.05m (6'9")

Gross internal floor area (m²): 86m² | EPC Rating: D





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Part
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