




McEwan Fraser Legal

Solicitors & Estate Agents

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36/1 Malbet Park

LIBERTON, EDINBURGH, EH16 6SY

Liberton

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.



36/1 Malbet Park



An excellent opportunity has arisen to acquire this spacious three bedroom ground floor apartment, making for an ideal first-time-buy to a retirement property or even a buy-to-let opportunity, 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 an entrance vestibule, an internal hallway with a cloak cupboard, a shelved linen cupboard as well as a utility cupboard, a bright and spacious lounge with access to the front garden through sliding patio doors and an open plan kitchen/diner which was upgraded approx. May 2018 and benefits from an integrated 4 gas hob/oven, extractor hood, washing machine and modern splash-back panelling.

There is also a spacious master bedroom with two double built-in wardrobes as well as a three-piece, partially tiled en-suite shower room, a further double bedroom, which also has a double built-in wardrobe and a single bedroom with a single built-in wardrobe, which is currently used as a home office.

Finally, the three-piece, partially tiled bathroom has a hand-held shower and an extractor fan.

This property also benefits from; secure door entry system, gas central heating, full double glazing and a private south/west facing patio area to the front of the property, as well as areas of communal garden grounds, surrounding. Within these grounds are bin and bike stores, as well as an allocated parking space with spaces designated to accommodate for visitors.



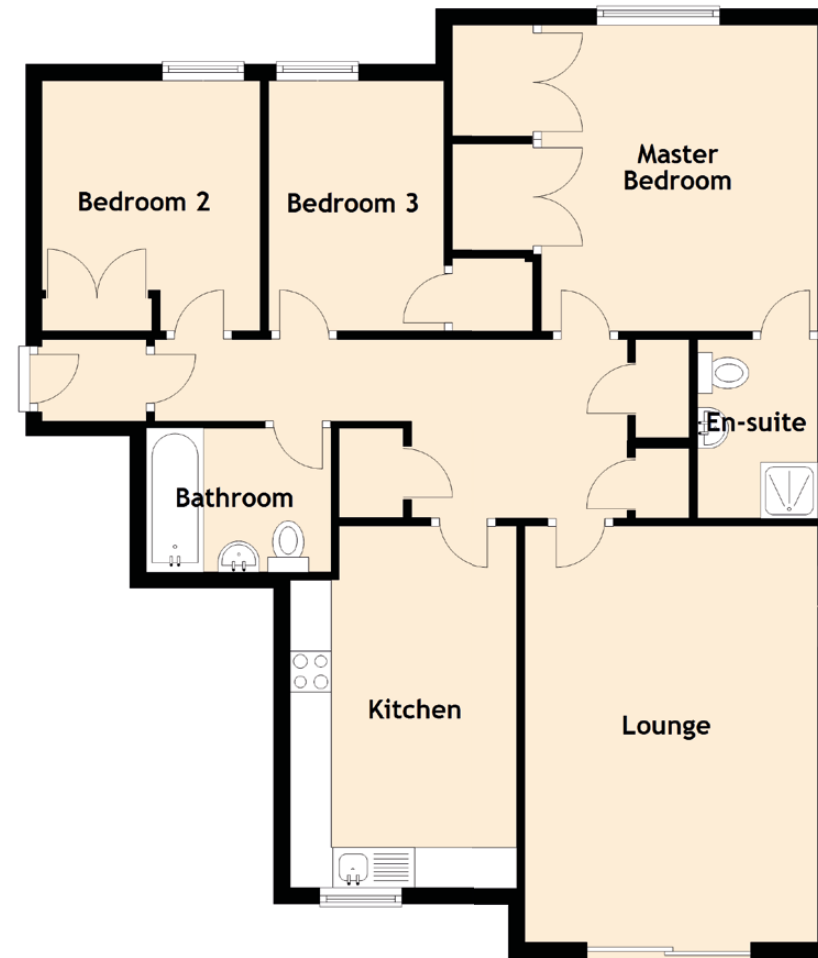
Lounge, Kitchen & Hallway



Bedrooms & Bathroom



Property Specifications



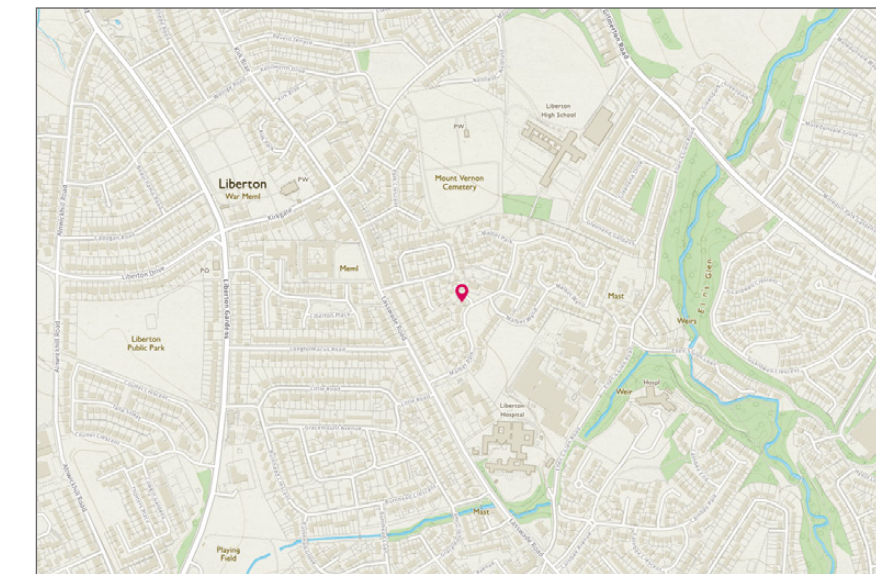
Approximate Dimensions (Taken from the widest point)

Lounge	5.09m (16'8") x 3.58m (11'9")
Kitchen	4.42m (14'6") x 2.45m (8')
Master Bedroom	3.74m (12'3") x 3.38m (11'1")
En-suite	2.20m (7'3") x 1.47m (4'10")
Bedroom 2	3.08m (10'1") x 2.66m (8'9")
Bedroom 3	3.06m (10') x 2.15m (7'1")
Bathroom	2.25m (7'5") x 1.76m (5'9")

Gross internal floor area (m²): 84m²

EPC Rating: C

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






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Text and description
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Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
HAYLEY MATEAR
Designer