





AREA

EDINBURGH

EH17 8FH

Liberton is a sought after residential area lying to the south of the city centre. 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 by-pass 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.

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.

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.

The Edinburgh Royal Infirmary is located at Little France just a short car journey away.

20/8

SOUTHHOUSE DRIVE

EDINBURGH, EH17 8FH

McEwan Fraser is delighted to present this generously proportioned, two double bedroom, second-floor apartment to the market. The property is particularly spacious for a modern property and further benefits from access to large loft space for additional storage. Internally, the property is in good order and would make an excellent first time buy or sound buy to let investment. Additional benefits include a secure door entry system, unrestricted parking, gas central heating and double glazing throughout.

Accommodation is focused towards a generous reception room with ample space for a pair of sofas and a dining table. The reception room is naturally bright and also boasts neutral decor. The kitchen can happily accommodate a breakfast table alongside an ample range of base and wall-mounted units. The gas hob and electric oven are integrated while space is provided for a freestanding washing machine and fridge freezer. There are two ample double bedrooms. The master boasts ample floor space, integrated wardrobe and also enjoys access to a good-sized en-suite shower room. The second double bedroom also includes an integrated wardrobe. Internal accommodation is completed by a master bathroom which includes partial tiling and a three-piece white suite.

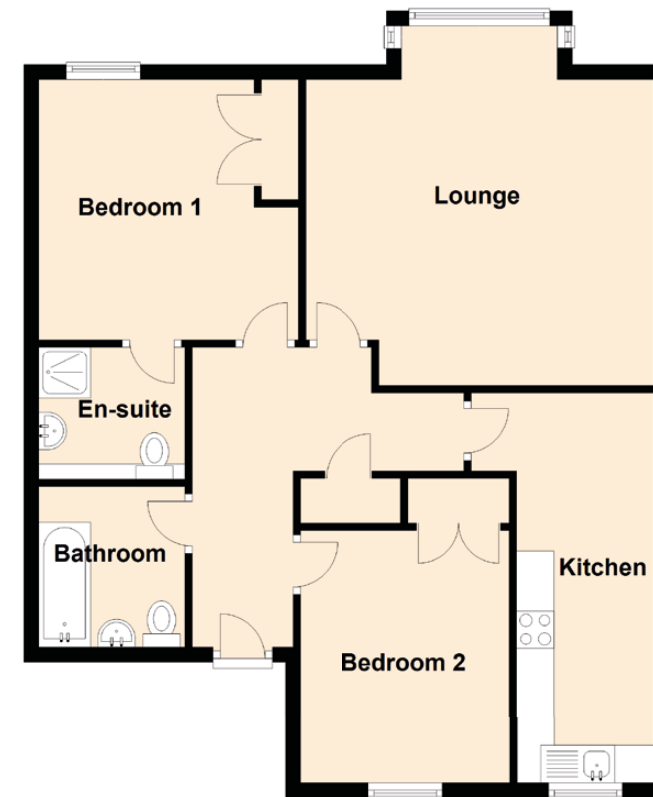
Internal viewing highly recommended.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.85m (15'11") x 4.70m (15'5")
Kitchen	5.25m (17'3") x 2.46m (8'1")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
En-suite	1.97m (6'6") x 1.79m (5'10")
Bedroom 2	3.40m (11'2") x 2.82m (9'3")
Bathroom	2.16m (7'1") x 1.97m (6'6")

Gross internal floor area (m²): 68m² | EPC Rating: C

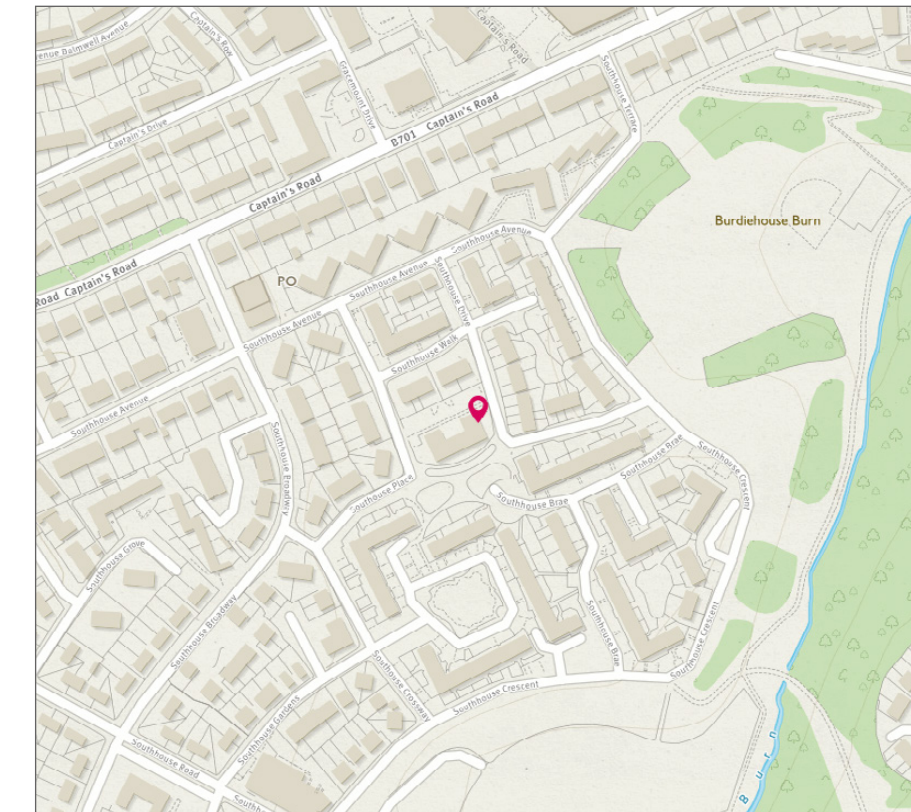


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