

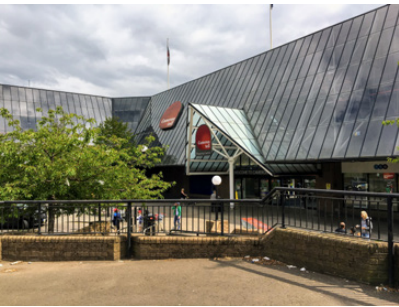


  
**McEwan Fraser Legal**  
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**54 Kingston Avenue**

LIBERTON, EDINBURGH, EH16 5SW





# LIBERTON

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







## 54 KINGSTON AVENUE

Commanding magnificent views north across the city skyline to The Castle and Arthur's Seat/Salisbury Crags, this absolutely charming Victorian red brick cottage. The cosy sitting room features a fireplace and would make for a comfortable family room all year round. The kitchen has been modernised and is very well equipped with plenty of storage space overhead and beneath the worktops. There are three generous bedrooms, ranging from the master bedroom to a single bedroom which could also serve as a home office. To finish off the

accommodation is the modernised bathroom with skylight making for a really bright space.

The property also has a basement area which is externally accessed however, does offer the potential to extend down with the correct consents obtained however, neighbouring properties have done this work. Further benefits include gas central heating and double glazing.

Early viewing is highly recommended as this property is expected to be of particular interest.









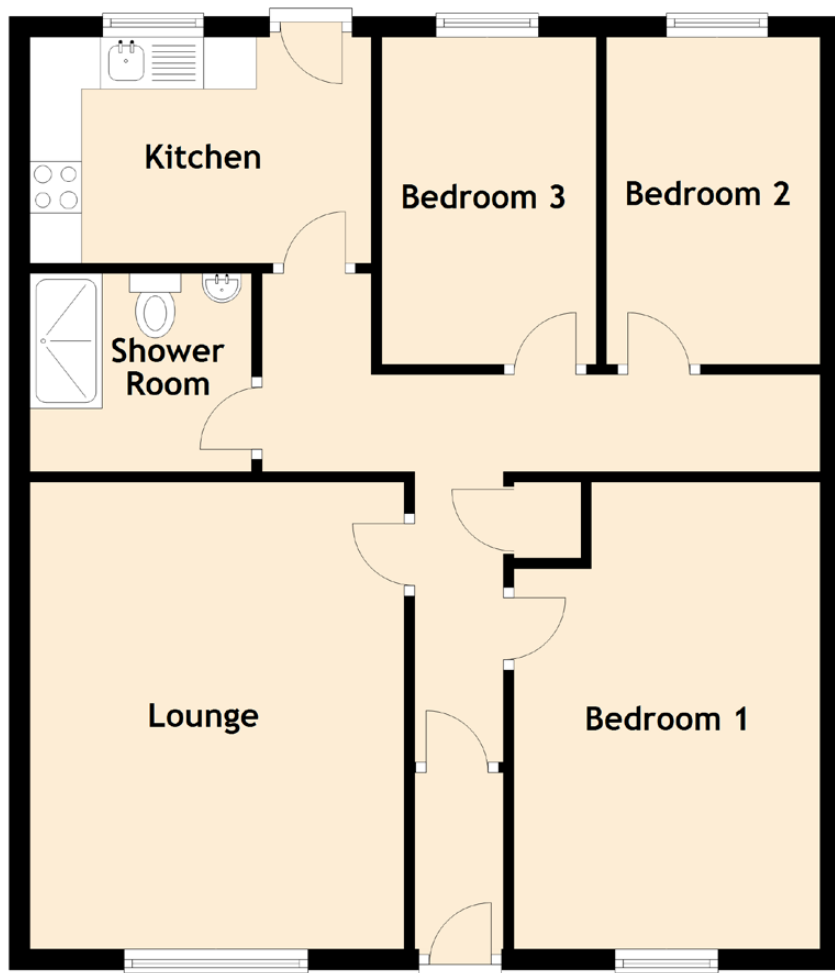






# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.53m (14'10") x 3.63m (11'11")
Kitchen	3.31m (10'10") x 2.19m (7'2")
Bedroom 1	4.53m (14'10") x 2.97m (9'9")
Bedroom 2	3.17m (10'5") x 2.07m (6'9")
Bedroom 3	3.17m (10'5") x 2.08m (6'10")
Shower Room	2.15m (7'1") x 1.92m (6'4")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup> | EPC Rating: C

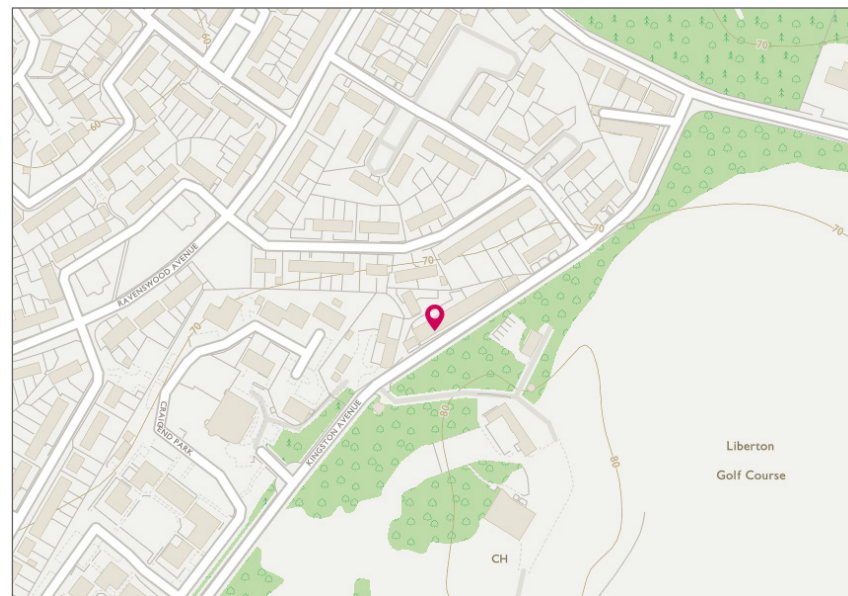


Image credit: <https://www Ordnance Survey.co.uk/omaps/>



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Text and description  
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Surveyor



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**MARK BRYCE**  
Photographer



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**ALLY CLARK**  
Designer