



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**1 Nellfield**  
EDINBURGH, EH16 6DX



# Location

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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.





# 1 Nellfield

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A delightful one-bedroom main door apartment which forms part of this desirable development in Liberton.

The property benefits from main door access with a spacious lounge and kitchen with private gardens.

**Accommodation:** Hall, Living/Dining Room, Kitchen, Master Bedroom, Shower Room, Store cupboards.

**Outdoor Space:** Private front garden.



Lounge



Kitchen





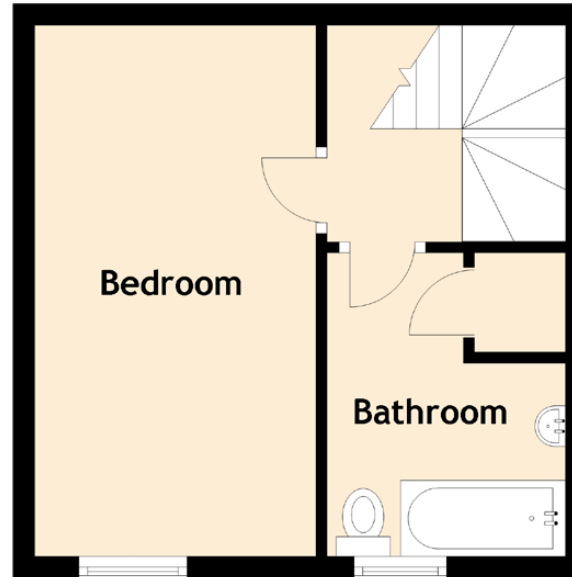
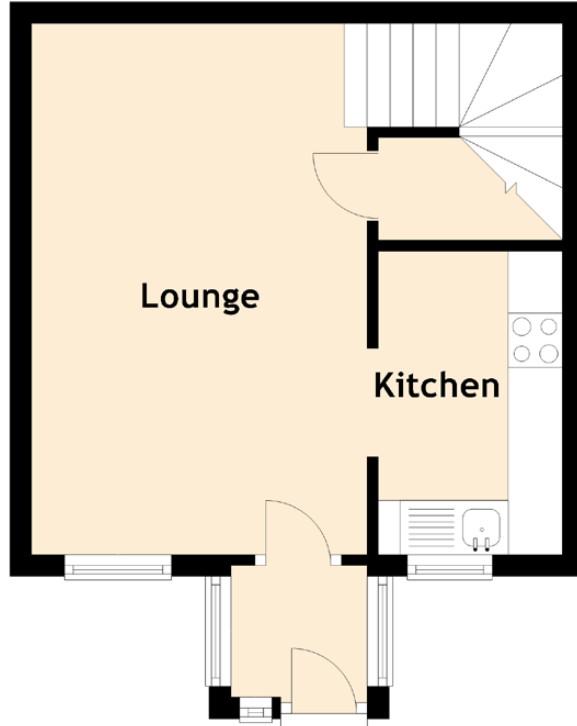
Bedroom



Bathroom

# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP

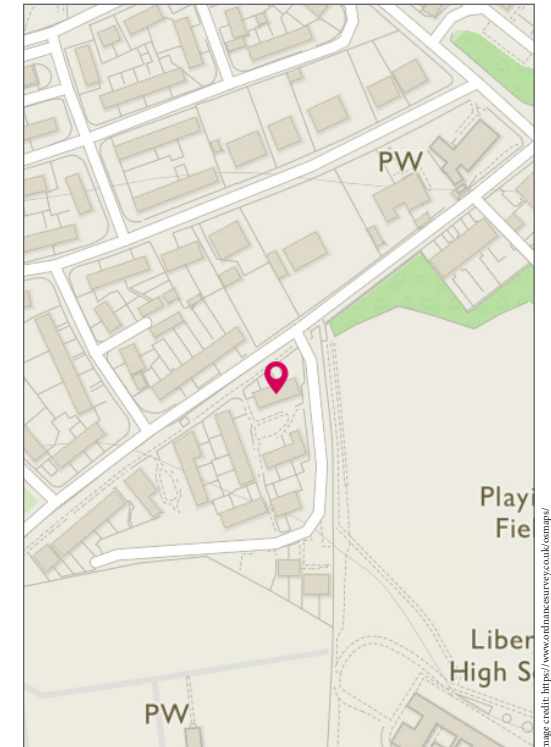


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.90m (16'1") x 2.00m (6'7")
Kitchen	2.80m (9'2") x 1.70m (5'7")
Bedroom	4.90m (16'1") x 2.60m (8'6")
Bathroom	2.90m (9'6") x 2.05m (6'9")

Gross internal floor area (m<sup>2</sup>): 48m<sup>2</sup>

EPC Rating: D







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Text and description  
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Professional photography  
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