

# 46 Hapland Bow

LIBERTON, EDINBURGH, EH17 8UZ



*Less than a year old and located in Barratt Homes' sought after Heritage Grange development*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this modern three-bedroom end terraced house to the market. Less than a year old and located in Barratt Homes' sought after Heritage Grange development, the property is presented in 'as new' condition and benefits from gas central heating, double glazing, two double bedrooms, a third single bedroom, spacious living room, contemporary fitted kitchen with integrated appliances, a ground floor WC and the remainder of its NHBC structural warranty.

# THE LIVING ROOM



The ground floor accommodation is focused on the bright and well-proportioned living room. There is ample floor space for a variety of different furniture configurations which will allow an incoming purchaser the chance to create their ideal entertaining space.



# THE KITCHEN/DINER



A full-width kitchen diner overlooks the rear garden and includes a full range of base and wall mounted units that provide excellent prep and storage space. The fridge freezer, dishwasher, gas hob and electric oven are all integrated. There is plenty of space for a dining table, French doors open onto the rear garden and an attached utility room gives further cupboard space and also gives space for a free-standing washing machine. There is a ground floor WC off the utility room.



# THE UTILITY & WC





Climbing the stairs, the front-facing master bedroom is particularly generous with ample floor space for a full range of freestanding furniture to complement the extensive integrated storage. The second and third bedrooms overlook the rear garden. The second bedroom is a well proportioned double and the third a good-sized single which would make a fantastic nursery or home office.

# THE MASTER BEDROOM



# BEDROOM 2





# BEDROOM 3



# THE BATHROOM





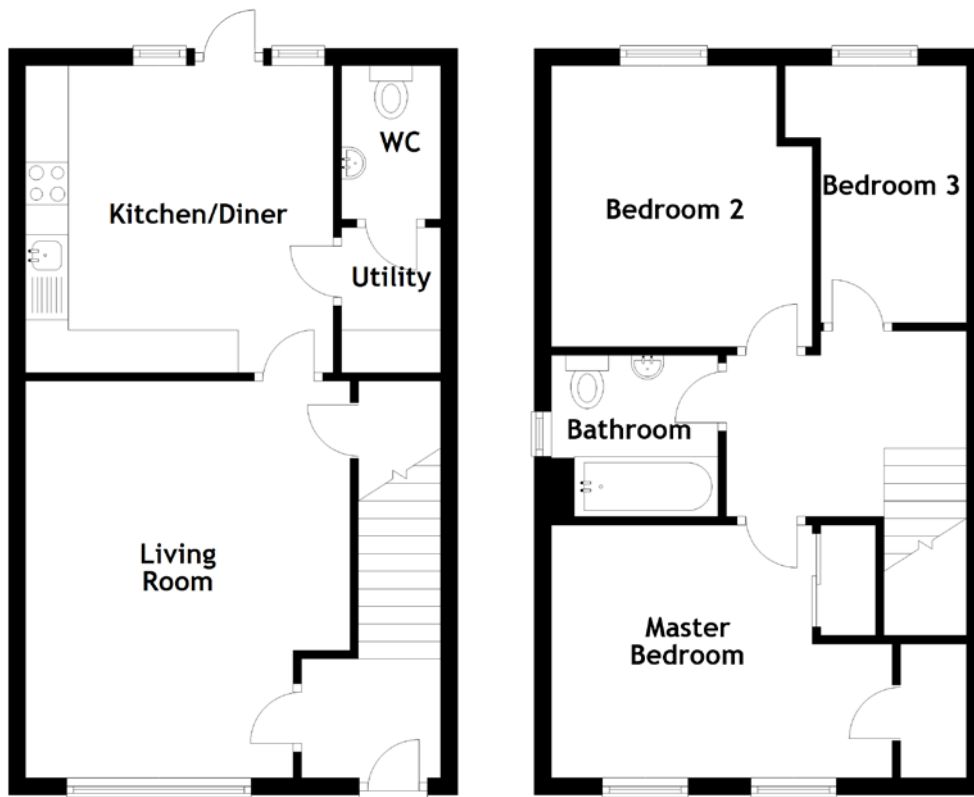
This is an ideal starter home in a good area and viewing is highly recommended.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

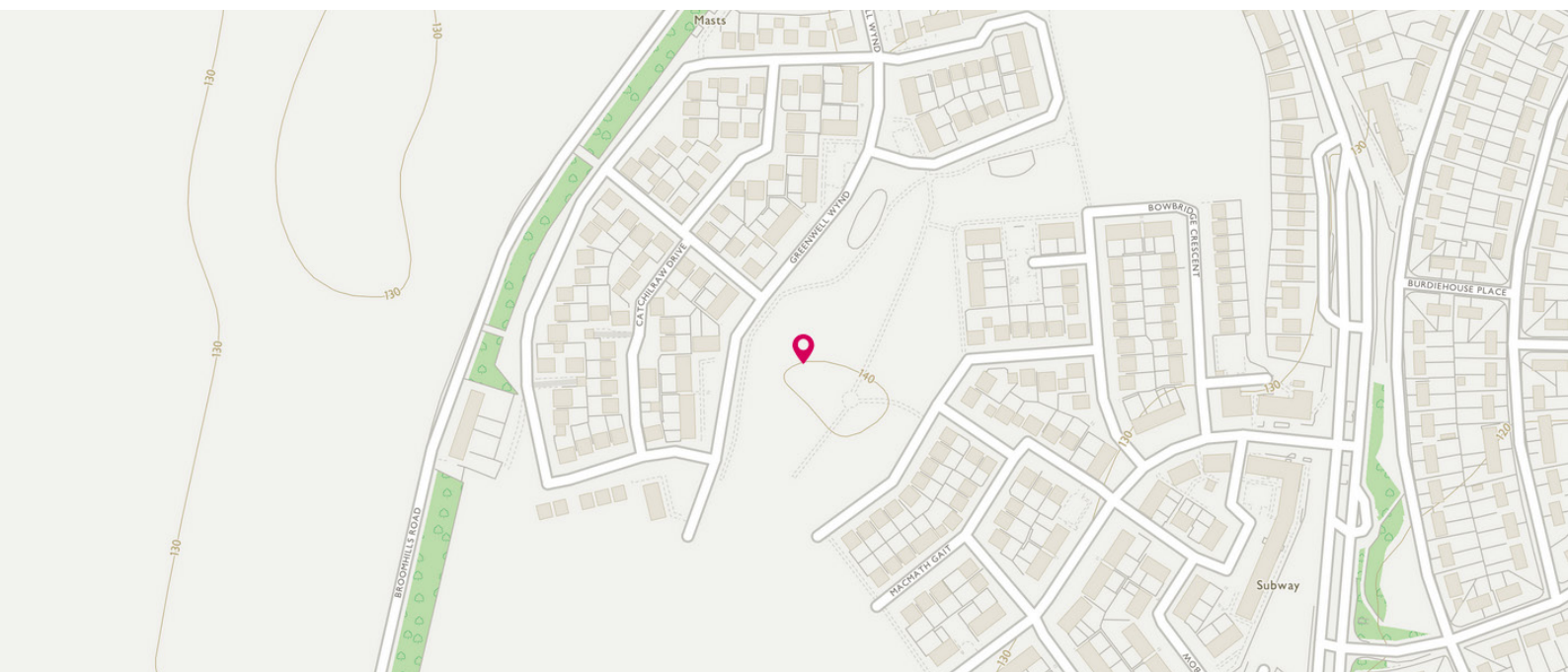


Approximate Dimensions  
(Taken from the widest point)

Living Room	4.65m (15'3") x 3.80m (12'6")
Kitchen/Diner	3.60m (11'10") x 3.60m (11'10")
Utility	1.94m (6'4") x 1.16m (3'10")
WC	1.80m (5'11") x 1.16m (3'10")

Master Bedroom	3.99m (13'1") x 2.95m (9'8")
Bedroom 2	3.30m (10'10") x 3.06m (10')
Bedroom 3	3.17m (10'5") x 1.70m (5'7")
Bathroom	1.95m (6'5") x 1.89m (6'2")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>  
EPC Rating: B





# THE LOCATION

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.







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.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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