

99/3 Captains Drive

LIBERTON, EDINBURGH, EH16 6QD



*TWO BEDROOM FIRST FLOOR FLAT IN LIBERTON
FABULOUS FIRST FLAT OR BUY-TO-LET INVESTMENT*



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McEwan Fraser Legal is delighted to present this two bedroom first floor flat in Liberton. The property is in walk-in condition, having been well looked after by the current owner. Inside, the property comprises of:

- Fully equipped kitchen with plenty of storage space benefitting from a gas hob, fan oven and free-standing appliances
- Spacious living area, which has various possible configurations for free-standing furniture
- Two spacious double bedrooms
- Main family bathroom is modern and comes fully tiled with a three-piece suite with a shower over the bath

The property further benefits from excellent storage space. In addition to this, the property includes full double glazing, gas central heating and benefits from free on-street parking for both visitors and residents.

99/3 Captains Drive







bedroom 1



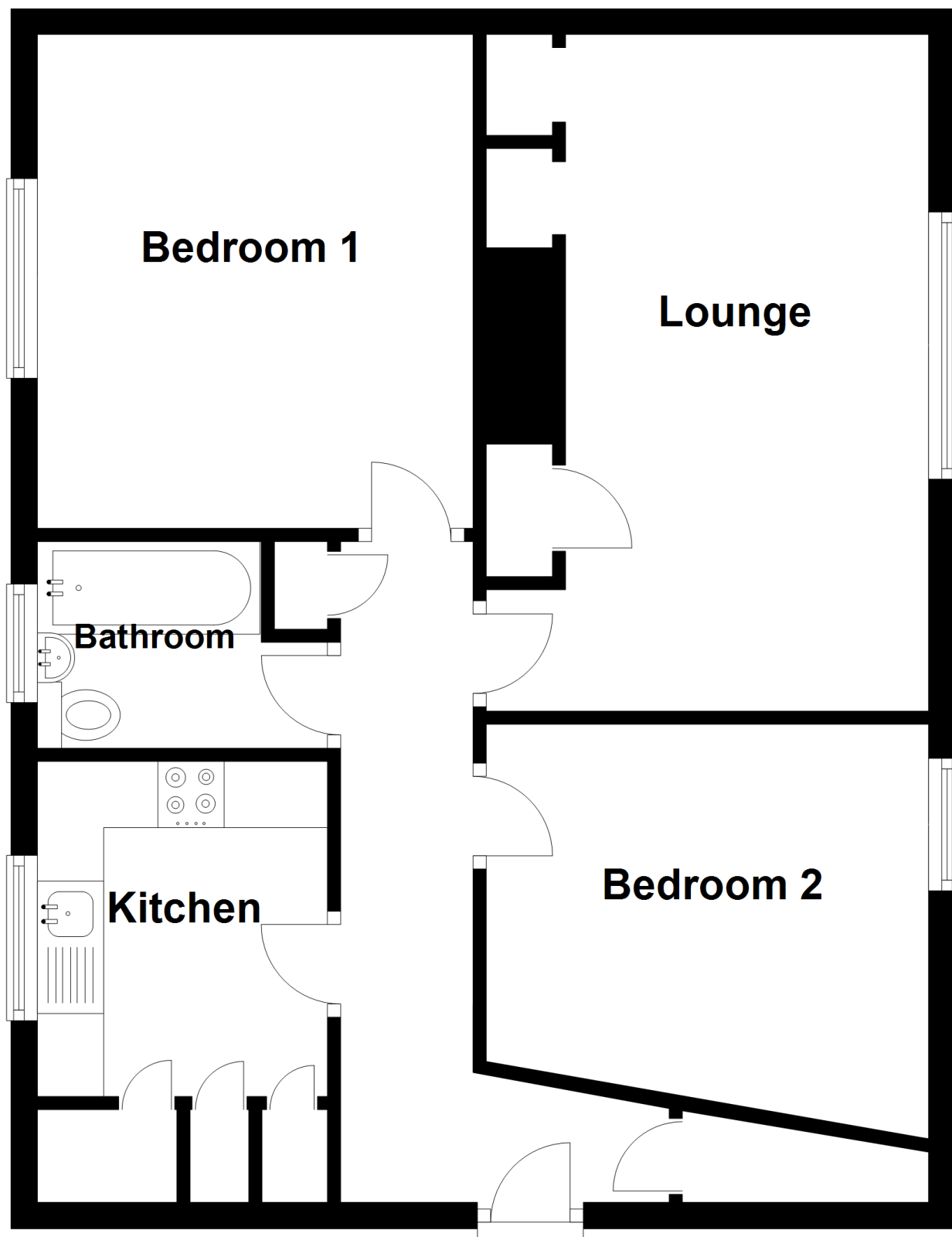


bedroom 2









Approximate Dimensions
(Taken from the widest point)

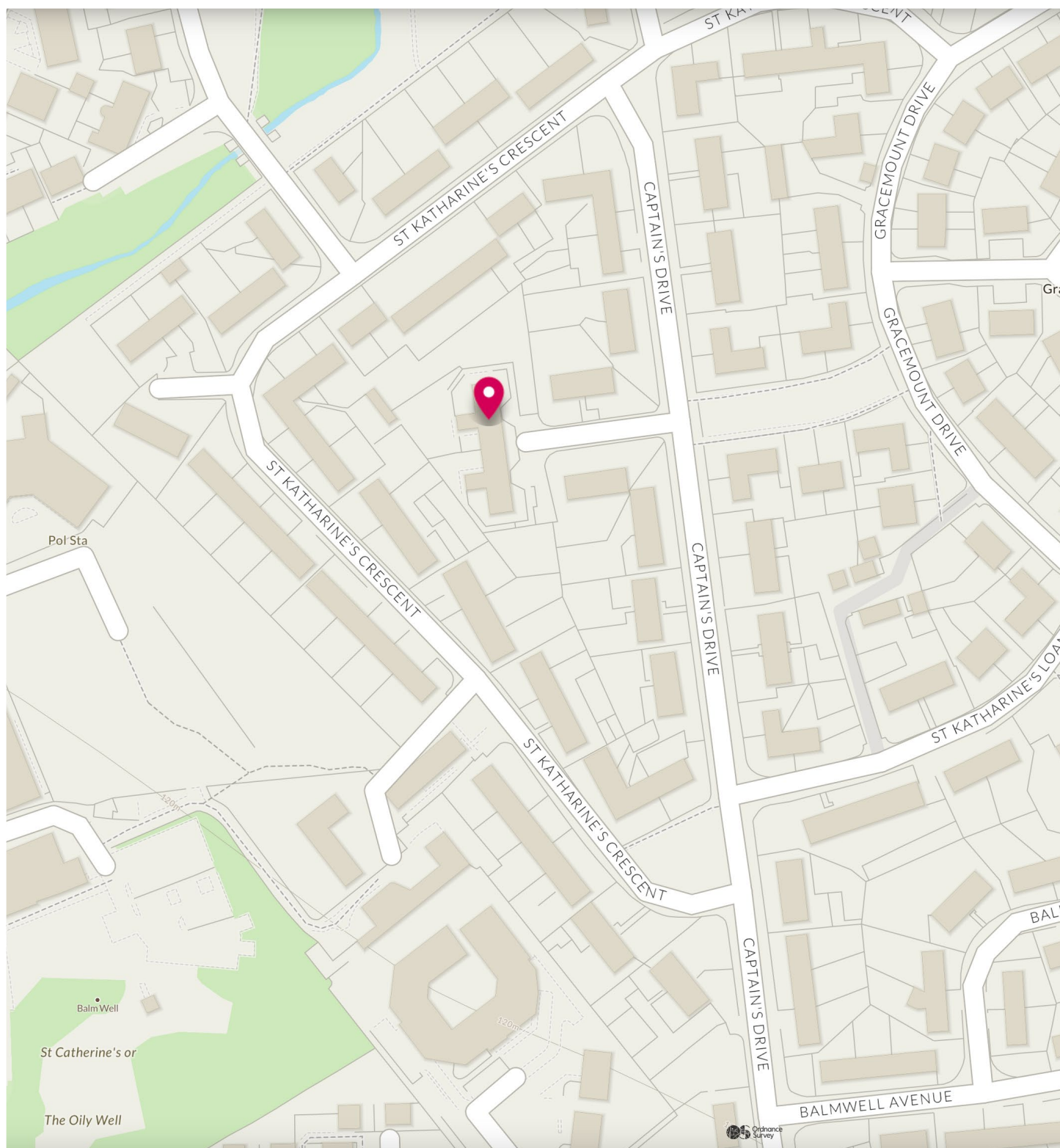
Lounge	5.11m (16'9") x 2.74m (9')	Bathroom	2.19m (7'2") x 1.56m (5'1")
Kitchen	2.53m (8'4") x 2.19m (7'2")		
Bedroom 1	3.73m (12'3") x 3.29m (10'10")	Gross internal floor area (m ²): 62m ²	
Bedroom 2	3.34m (10'11") x 3.13m (10'3")	EPC Rating: C	





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 its 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 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.



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Part
Exchange
Available



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