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*Spacious Three Bedroom Family Home In
Edinburgh's Liberton Area*



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McEwan Fraser Legal is delighted to present this three-bedroom end terraced house in Edinburgh's popular Liberton/ Southhouse area. The property is in good condition having been well looked after however, could benefit from modernisation.

THE LIVING ROOM



Inside, the property comprises of:

- Large living area which is bright and spacious.
- Fully equipped kitchen with gas hob, oven and appliances alike. It is worth mentioning that the boiler is also in the kitchen and is a modern combi boiler.

THE KITCHEN





- The bathroom has been equipped with a shower room and the bath was removed for more modern and accommodative living.
- The house is well equipped with three spacious bedrooms two of which are well proportioned double bedrooms and the third is a small double/spacious single.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

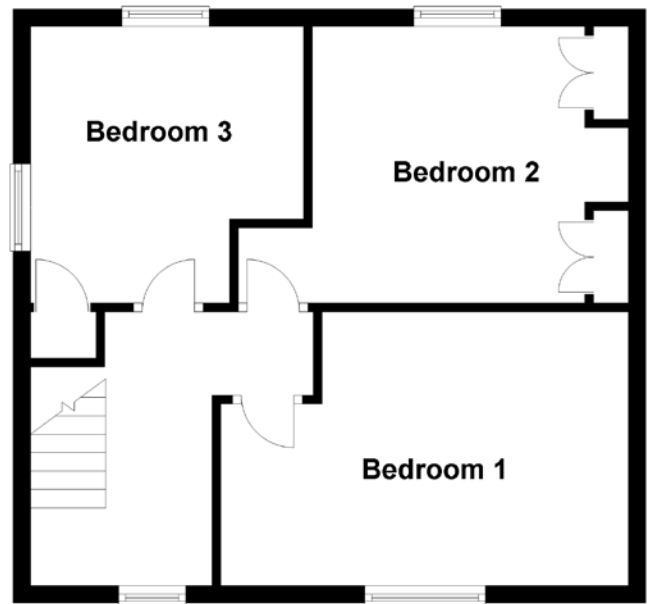
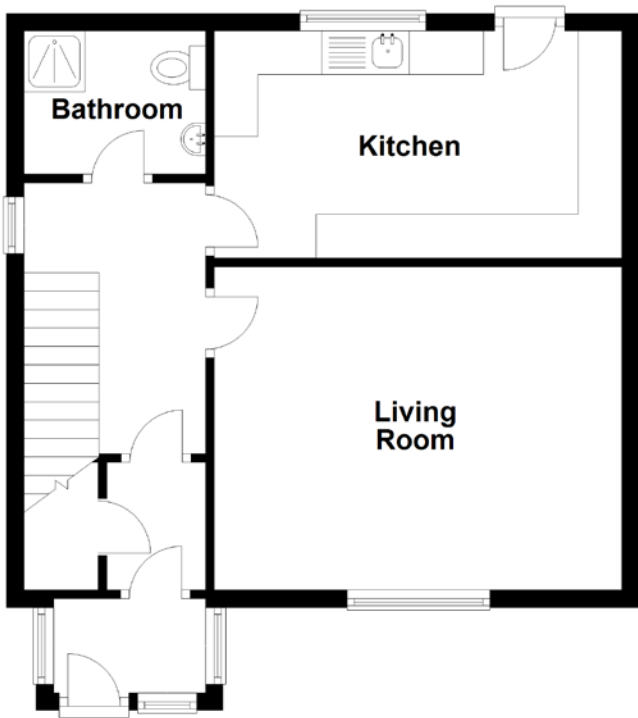


In addition, the house benefits from a large single garage, driveway. As well as full double glazing and gas combi-boiler the home is set to be a warm home year-round. The property also comes with private front, side and rear gardens.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

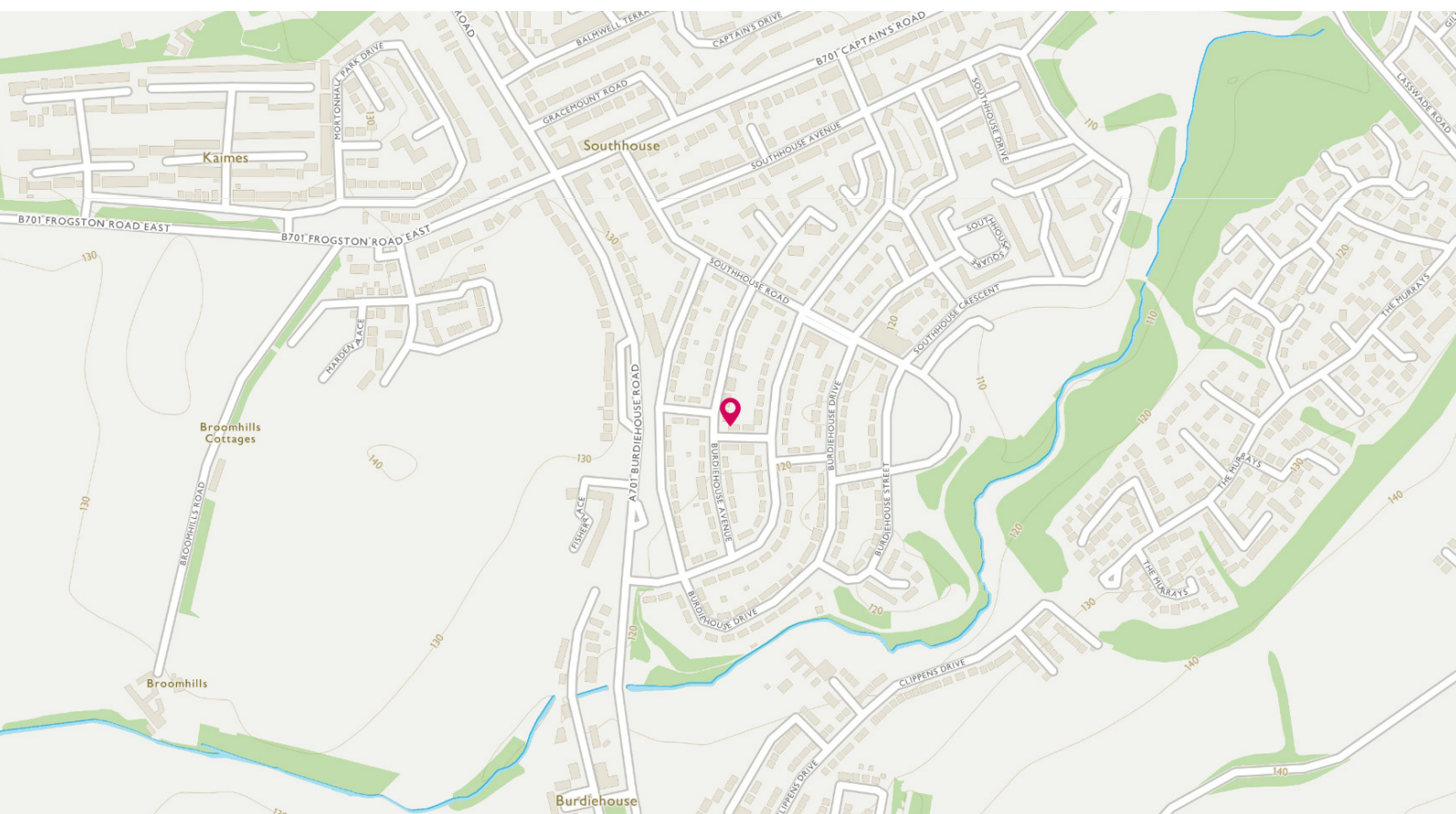


Approximate Dimensions
(Taken from the widest point)

Living Room	4.67m (15'4") x 3.70m (12'2")
Kitchen	4.67m (15'4") x 2.60m (8'6")
Bathroom	2.08m (6'10") x 1.64m (5'5")

Bedroom 1	4.60m (15'1") x 3.14m (10'4")
Bedroom 2	4.47m (14'8") x 3.17m (10'5")
Bedroom 3	3.17m (10'5") x 3.13m (10'3")

Gross internal floor area (m²): 88m²
EPC Rating: C



THE LOCATION

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.



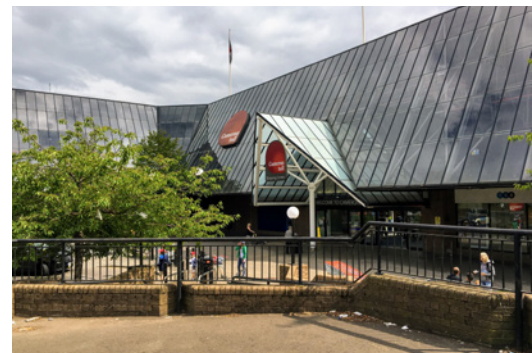


Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its 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.



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