



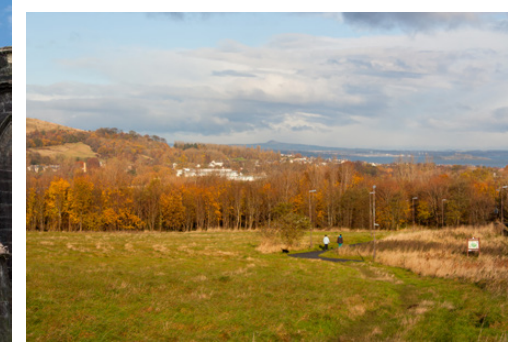

McEwan Fraser Legal

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39 Jean Armour Avenue

EDINBURGH, EH16 6XB



EDINBURGH

The property is located in the Inch area of Edinburgh, which lies to the south of the city centre.

It is a short cycle or walk away from Edinburgh Royal Infirmary and well positioned to take advantage of a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops are available at the Cameron Toll Shopping Centre, which can be accessed on foot in as little as ten minutes, with adjoining Newington just a little further afield. Schooling is also well represented from nursery to senior level.

An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas.

The City Bypass and main motorway networks are also within easy reach.

39 JEAN ARMOUR AVENUE

An excellent opportunity has arisen to acquire the spacious two bedroom mid-terraced house, making for an excellent first-time buyer opportunity and located within the popular Liberton area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising of a ground floor with an entrance hallway and under-stair storage space which moves onwards to a partially tiled kitchen/diner benefiting from access to the rear garden via sliding doors. The downstairs also comprises of the generous lounge of which has space for various furniture arrangements and can easily have a dining table.

On the first floor, there is a landing with a walk-in storage cupboard, which also houses the boiler and a convenient linen cupboard, two spacious double bedrooms, one of which has double built-in wardrobes and a three-piece, fully tiled family bathroom benefiting from an over-head shower.

The attic can be accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, private gardens to the rear of the property, including a communal green to the front and more than adequate on-street parking to accommodate for residents and visitors.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Living Room	6.00m (19'8") x 3.16m (10'4")
Kitchen	4.04m (13'3") x 3.28m (10'9")
Bedroom 1	3.38m (11'1") x 2.85m (9'4")
Bedroom 2	3.94m (12'11") x 2.93m (9'7")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 79m²

EPC Rating: C

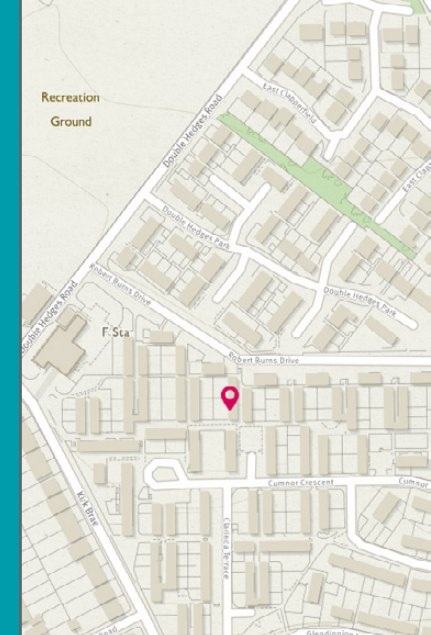
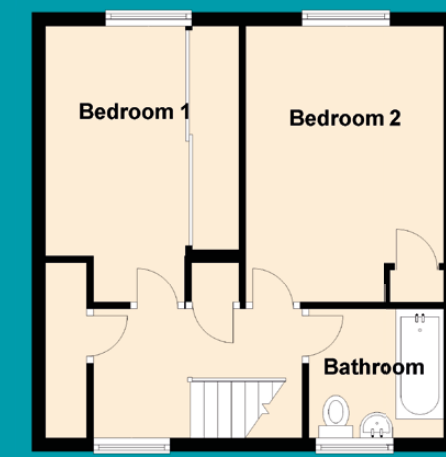
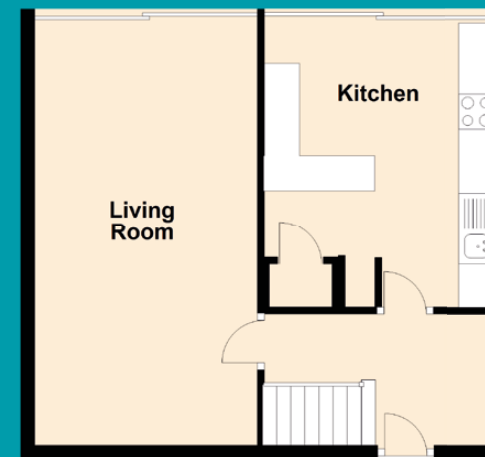


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



... spacious two bedroom mid-terraced house, making for an excellent first-time buyer opportunity and located within the popular Liberton area ... ”




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