




McEwan Fraser Legal
Solicitors & Estate Agents
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25 East Clapperfield

LIBERTON, EDINBURGH, EH16 6TU



THE LOCATION

LIBERTON, EDINBURGH, EH16 6TU

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.



25 EAST CLAPPERFIELD

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McEwan Fraser Legal is delighted to present this three bedroom detached villa in Liberton. The property is in an excellent walk-in condition. This family villa has an excellent plot, the quiet cul-de-sac within the private estate is made up of various style properties and is within close proximity of local amenities. Inside, the property comprises of:

- A modern fully equipped kitchen with a dining room and a host of integrated appliances.
- Spacious living area to the front with feature fire and surround.
- Three spacious bedrooms, the master includes an en-suite shower room and all three bedrooms have built-in mirror wardrobes.
- Family bathrooms with white suite, mains shower, linen storage and vanity unit.
- Additional rooms include a fresh W.C, a Utility room, an attic room and a sunny south-facing conservatory.

In addition to this, the property includes an integral garage with extensive driveway and well-maintained front lawn. To the rear of the property, there is a good-sized enclosed garden that is easily maintained. This is a rare opportunity to acquire a desirable family home in a popular development and in a fantastic location.

**“BEAUTIFUL DETACHED FAMILY HOME WITHIN
AN EXCLUSIVE DEVELOPMENT”**





SPECIFICATIONS

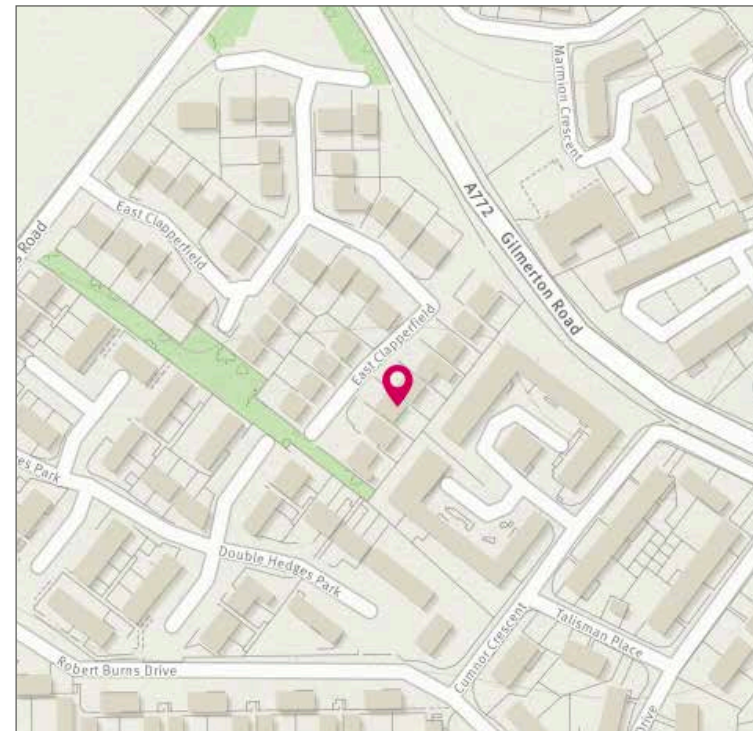
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.60m (11'10")
Kitchen & Dining Area	7.50m (24'7") x 2.59m (8'6")
Utility	2.59m (8'6") x 1.95m (6'5")
Conservatory	3.76m (12'4") x 3.20m (10'6")
Bedroom 1	3.82m (12'6") x 2.58m (8'6")
En-suite	1.63m (5'4") x 1.49m (4'11")
Bedroom 2	2.92m (9'7") x 2.57m (8'5")
Bedroom 3	2.91m (9'7") x 2.52m (8'3")
Bathroom	2.60m (8'6") x 2.00m (6'7")
WC	1.58m (5'2") x 1.54m (5'1")

Gross internal floor area (m²): 115m² | EPC Rating: C



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Part
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