

12/1 Southhouse Crossway

EDINBURGH, EH17 8FF



SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR FLAT IN EXCELLENT MOVE-IN CONDITION



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McEwan Fraser Legal is delighted to present this two-bedroom ground floor flat in the Southhouse area of Edinburgh. The property is in walk-in condition and would make an excellent first-time purchase.

This modern flat showcases well-proportioned rooms throughout and is ideally placed for amenities and transport links. Inside the property comprises of:

- Fully equipped modern kitchen with dining area
- Integrated hob, electric oven and extractor fan with free-standing white goods
- A light and a comfortable lounge with a large window
- Two double bedrooms with built-in wardrobes and an en-suite shower room in the master bedroom
- A fresh three-piece bathroom with hand shower and extractor fan

The property further benefits from a secure door entry system, unrestricted private parking, gas central heating and double glazing throughout. It is anticipated that this home will prove to be popular with a variety of buyers therefore early viewing is highly recommended.

the lounge





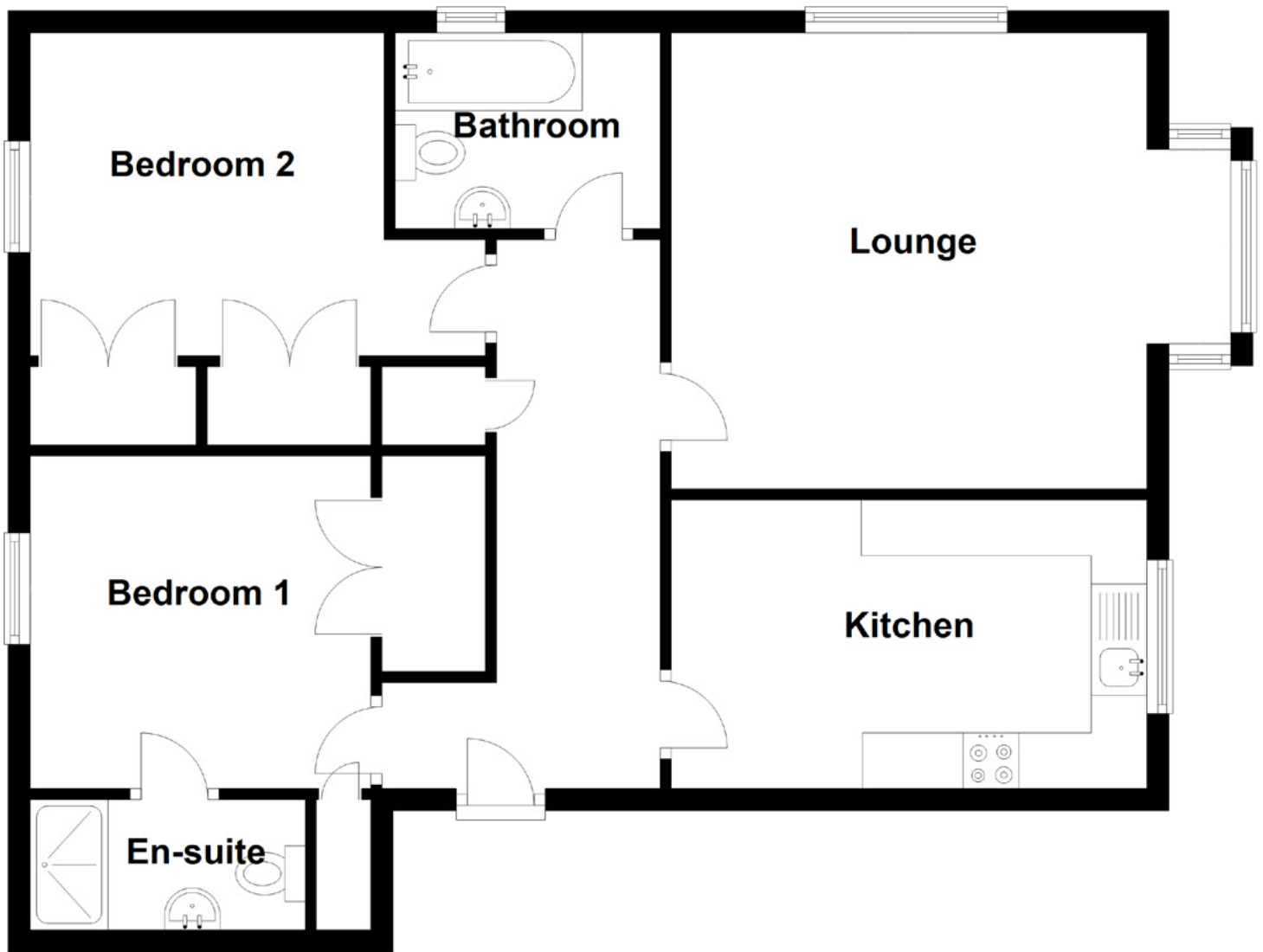




bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	5.02m (16'6") x 4.10m (13'5")
Kitchen	4.27m (14') x 2.38m (7'10")
Bedroom 1	3.06m (10') x 2.99m (9'10")
Bedroom 2	4.09m (13'5") x 2.90m (9'6")
Bathroom	2.38m (7'10") x 1.76m (5'9")
En-suite	2.47m (8'1") x 1.17m (3'10")

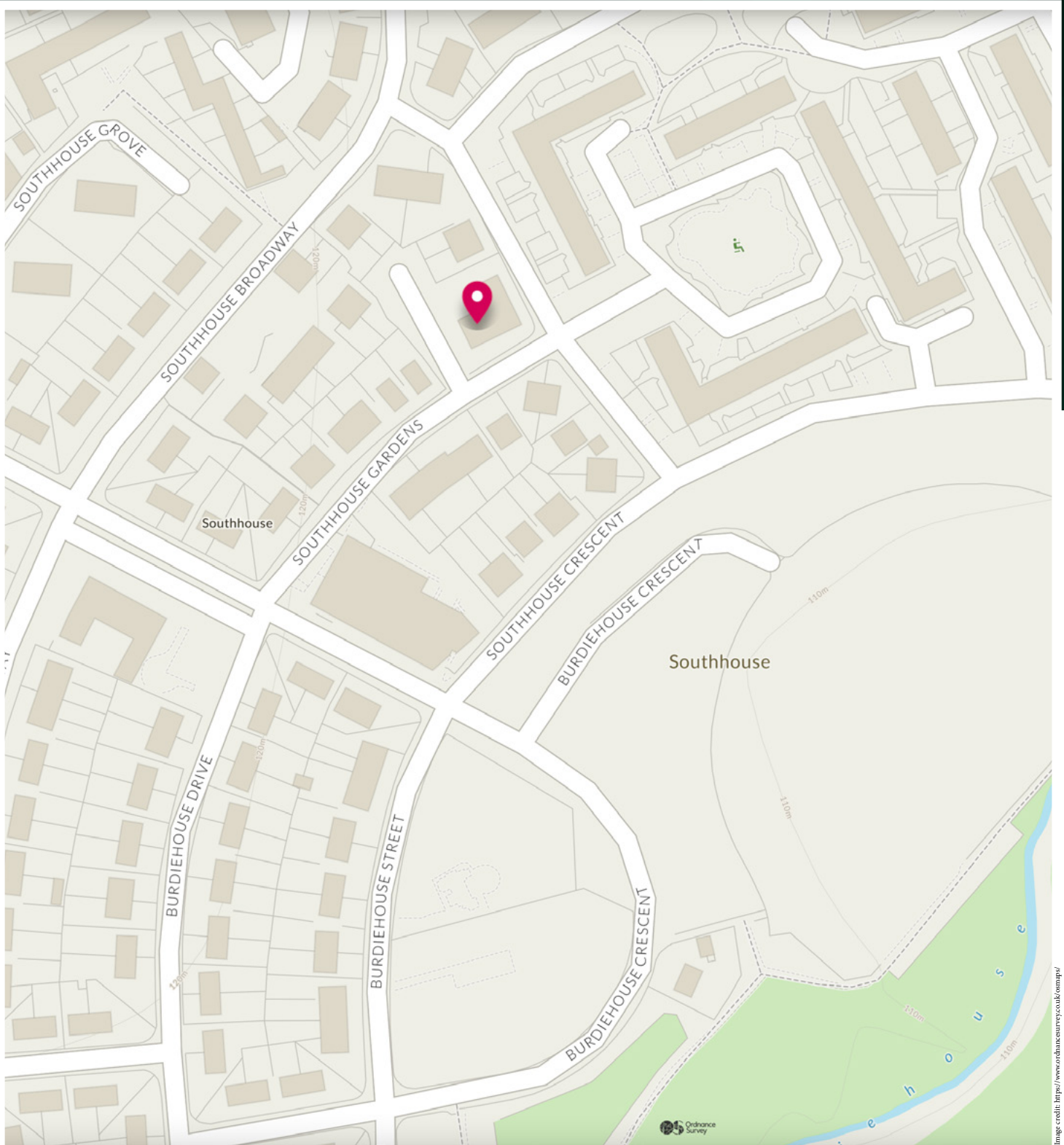
Gross internal floor area (m²): 73m²

EPC Rating: C



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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