



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**108 Lasswade Road**

EDINBURGH, EH16 6SU

# Liberton

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 the many independent schools which are easily accessible by bus. The Kings Buildings Campus of Edinburgh University is within walking distance.

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 Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. This is the right side of town for easy access to the New Edinburgh Royal Infirmary which is located at Little France just a short walk away.

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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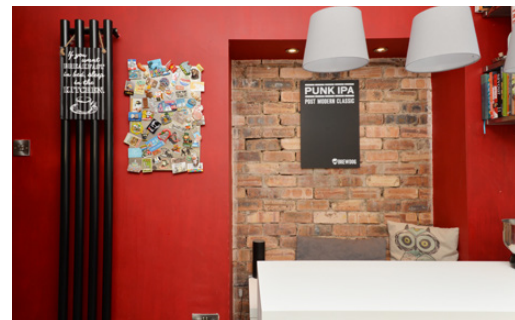
We are delighted to present to the market this highly impressive three bedroom semi detached family home. The property boasts bespoke architectural design, modern technology and high specification features throughout whilst offering great flexibility to entertain, as well as being a functional place to live.

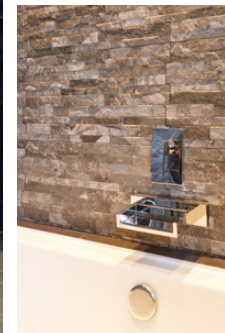
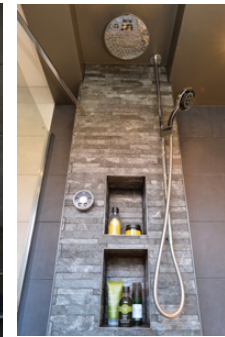
The property has been reconfigured over the years to maximise the internal floor space, the current owners show their fine eye for detail with bespoke upgrades in the main rooms from designer Ashley Ann to create a contemporary and modern ambience. All the room dimensions are good and the accommodation ultimately has been arranged to offer both flexibility and individuality.

Comprising a keyless code entry, a welcoming and spacious hallway with reclaimed flooring, under the stair storage, a large walk-in pantry and utility room with W.C. The comfortable lounge to the front has a feature fire and ample space for furniture. The designer kitchen is fitted with a good range of bespoke floor and wall mounted units providing ample worktop space, there is a breakfasting area and a number of appliances included, a gas range cooker is sure to appeal to any aspiring chef. The dining room provides an ideal space for formal entertaining with french doors providing access to the rear garden. The stunning fully tiled bathroom has underfloor heating, walk-in rain shower and a luxury vanity unit. A double bedroom is currently being used as an office and completes the rooms on the ground level.

Upstairs there are two further good-sized double bedrooms with space for free-standing furniture, the master bedroom to the front offers built-in storage as a welcomed addition. A Smart heating system and gas central heating have been installed throughout alongside double-glazed windows to ensure an efficient and cosy living environment all year round.

Externally the property benefits from a front garden with laid lawn and shrubbery, the side area provides private parking for two cars, a single garage with an electric smart door entry and a timber gazebo perfect for al fresco entertaining. A sunny west facing garden to the rear is secure with laid lawn. Motion activated floodlights have been installed alongside electrical points for the gazebo.



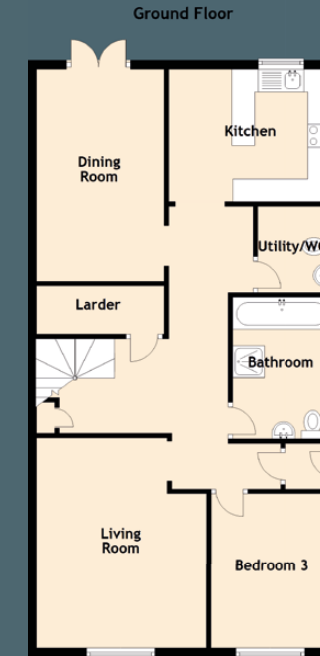


# Specifications

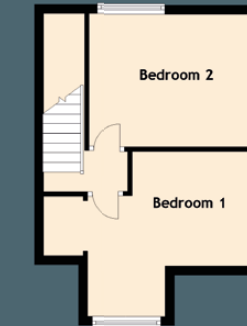
Approximate Dimensions (Taken from the widest point)

## Ground Floor

Living Room	4.59m (15'1") x 3.68m (12'1")
Kitchen	3.55m (11'8") x 2.90m (9'6")
Dining Room	4.65m (15'3") x 2.79m (9'2")
Bedroom 3	3.37m (11'1") x 2.62m (8'7")
Bathroom	3.10m (10'2") x 2.15m (7'1")
Utility/WC	1.90m (6'3") x 1.60m (5'3")
Larder	3.02m (9'11") x 1.06m (3'6")



## First Floor



## First Floor

Bedroom 1	4.21m (13'10") x 2.53m (8'4")
Bedroom 2	3.86m (12'8") x 2.90m (9'6")

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, fitted floor coverings, white goods and appliances.





  
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Text and description  
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Professional photography  
**MARK BRYCE**  
 Photographer



Layout graphics and design  
**HAYLEY MATEAR**  
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