




McEwan Fraser Legal

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15 Bellenden Gardens

LIBERTON, EDINBURGH, EH16 5TA

Liberton

EDINBURGH, EH16 5TA

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 their variety of stores are a short car journey away. 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. The Edinburgh Royal Infirmary is located at Little France just a short car journey away.

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.



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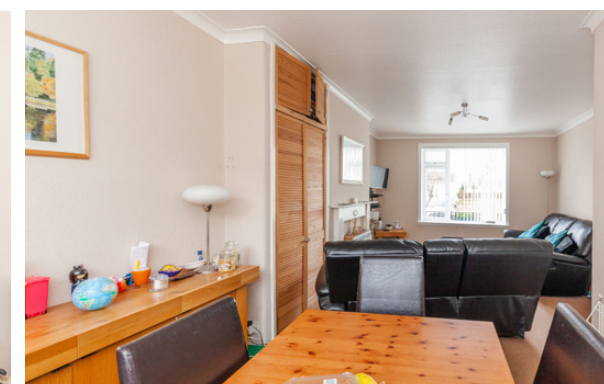
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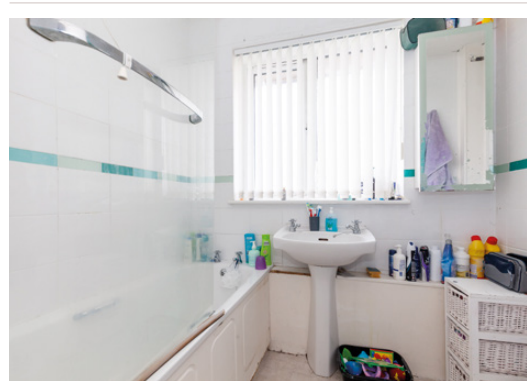
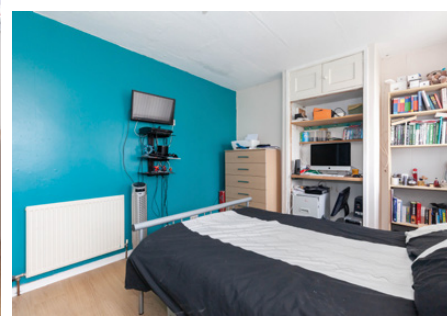
An excellent opportunity has arisen to acquire this spacious three bedroom mid-terraced house, well located within the popular Liberton area of Edinburgh while making for an ideal family home. Viewing of this property is highly recommended.

Internally this accommodation could benefit from minor modernisation, while briefly consisting of; **Ground Floor:** entrance hallway with a cloak cupboard as well as an under-stair storage cupboard and a bright and spacious lounge with a feature gas fire including surround, a double storage cupboard with over-head storage and a separate dining area. There is a fully fitted, partially tiled kitchen which benefits from an integrated 4 gas hob/oven and extractor hood and the rear vestibule gives access to a large under-stair utility cupboard as well as access to the rear garden. **First Floor:** landing with a shelved linen cupboard as well as overhead storage and three double bedrooms, all of which have double built-in wardrobes as well as further over-head storage space. The three-piece, fully tiled family bathroom has an overhead shower and a chrome heated towel rail. **Attic:** accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, upgraded approx. 2013, full double glazing and private garden grounds to the front and rear of the property, including right of access through a vennel to the side of the property.

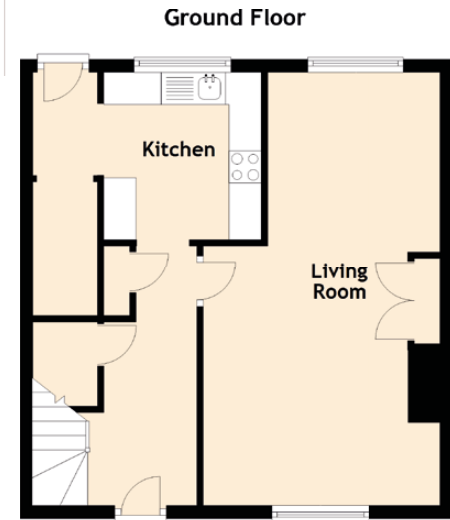
There is more than adequate unrestricted on-street parking to accommodate for residents and visitors alike, while the paved front garden can be used as a single driveway.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	6.84m (22'5") x 3.69m (12'1")
Kitchen	2.64m (8'8") x 2.44m (8')
Bedroom 1	4.25m (13'11") x 3.07m (10'1")
Bedroom 2	4.08m (13'4") x 3.65m (12')
Bedroom 3	3.86m (12'8") x 2.67m (8'9")
Bathroom	2.52m (8'3") x 2.06m (6'9")

Gross internal floor area (m²): 87m²

EPC Rating: D

Extras (Included in the Sale) : All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

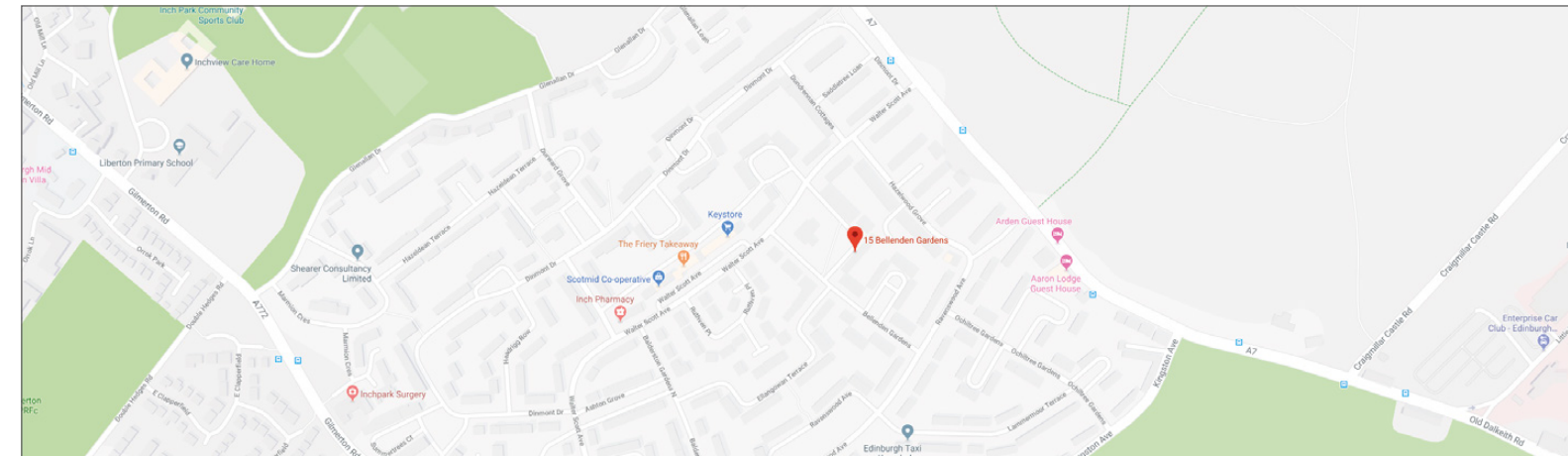


Image credit: <https://www.google.com/maps>



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