



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**243/3 Gilmerton Road**

LIBERTON, EDINBURGH, EH16 5TH

# The Location

LIBERTON, EDINBURGH, EH16 5TH

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 a wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are a nursery, primary and secondary schools within easy access and of course the many independent schools which are easily accessible by bus.

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. This is the right side of town for easy access for the new Edinburgh Royal Infirmary which is located at Little France just a short car journey 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 ending up near Morningside and the Braid Hills.





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McEwan Fraser Legal is delighted to present this charming two double bedroom first-floor apartment to the market. The property occupies a prime position within walking distance of the Edinburgh Royal Infirmary, the University of Edinburgh's King's Buildings campus and on bus routes into the city centre making it an excellent prospect as a first time buy or sound buy to let investment. Internally, the property offers excellent proportions throughout and is presented to the market in excellent condition. There is a large dual aspect reception room with Juliet balcony, a large kitchen, two good double bedrooms with an en-suite shower room to the master and there is a further bathroom off the central hallway. The property also benefits from double glazing and gas central heating. Externally, the property sits in a quiet cul-de-sac back from Gilmerton Road and there are communal grounds and plenty of residents parking. Internal viewing is highly recommended.

The internal accommodation is focused on the bright and neutrally decorated dual aspect lounge. The proportions on offer give plenty of flexibility for an incoming purchaser to adapt the layout to suit individual taste and requirements. The kitchen includes a good range of base and wall mounted units which offer excellent prep and storage space for the aspiring chef. Gas hob and electric oven are integrated and space is provided for a range of free-standing appliances. The master bedroom is a particularly generous double with lots of space for free-standing furniture to complement the integrated wardrobes. The attached en-suite shower room enjoys natural light, partial tiling and a white suite. The second double bedroom also includes an integrated wardrobe. The central hallway includes storage to help deal with day to day clutter and gives access to the main bathroom which includes contemporary tiling and a white three piece suite with shower over bath.





KITCHEN

## BEDROOM 1 / EN-SUITE



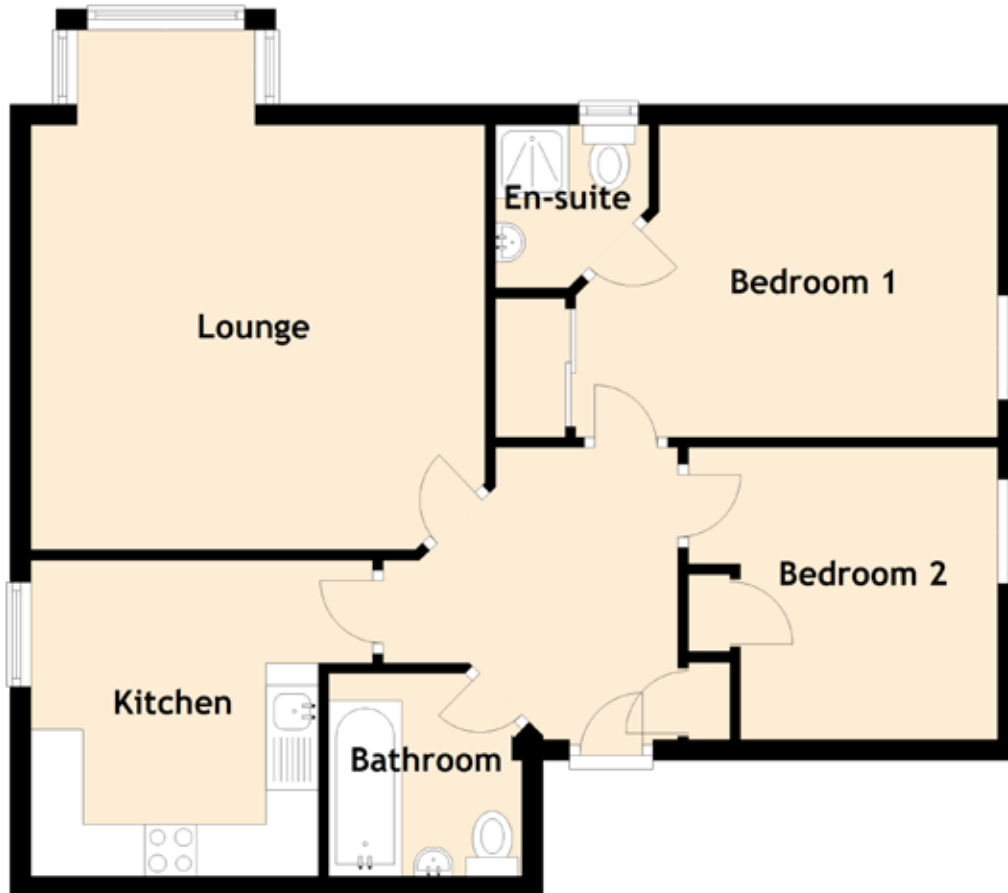


BATHROOM



# Specifications & details

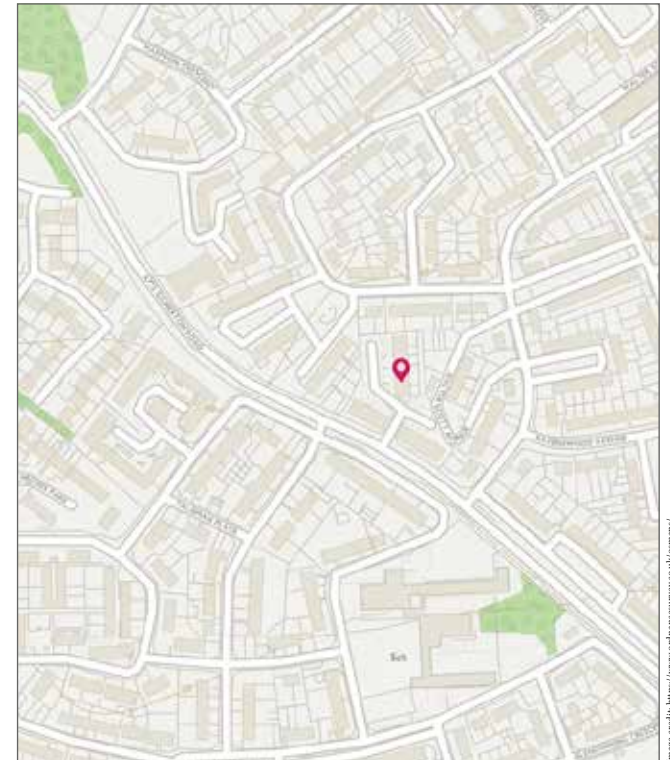
## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.98m (16'4") x 4.36m (14'4")
Kitchen	5.08m (16'8") x 3.28m (10'9")
Bedroom 1	2.97m (9'9") x 2.80m (9'2")
En-suite	1.47m (4'10") x 1.17m (3'10")
Bedroom 2	2.99m (9'10") x 2.00m (6'7")
Bathroom	1.95m (6'5") x 1.86m (6'1")

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup> | EPC Rating: C





# McEwan Fraser Legal

## Solicitors & Estate Agents

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