

# 19 Jean Armour Avenue

LIBERTON, EDINBURGH, EH16 6XB



*Spacious Three Bed End Terraced House In  
Liberton In Excellent Condition.*



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McEwan Fraser Legal is delighted to present this three-bedroom terraced house in Liberton. The property is in walk-in condition having been well cared for by the current owner.

# THE LOUNGE



Inside, the property comprises of:

- Spacious living area which is flooded by natural light from the large windows that have Clement Browne custom shutters installed, as well as being spoiled with storage space in the form of the box room accessed at the rear of the lounge.
- Fully equipped kitchen/dining room which is very well proportioned, provides access to the private rear garden and is fitted with gas hob, fan oven freestanding white goods and is an excellent family space.



# THE KITCHEN

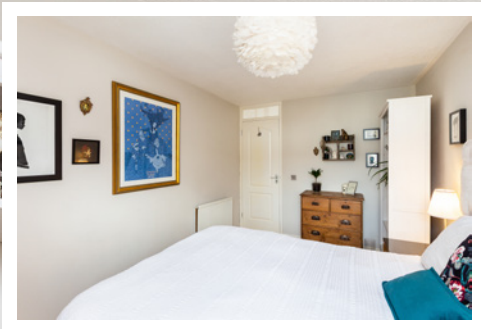






- Three well-proportioned bedrooms all of which are good sized double bedrooms.
- The house is equipped with one and a half bathrooms with the WC downstairs accommodating guests and the upstairs bathroom is a three-piece suite with a shower over the bath.

## BEDROOM 1





# BEDROOM 2





# BEDROOM 3



# THE BATHROOM & WC





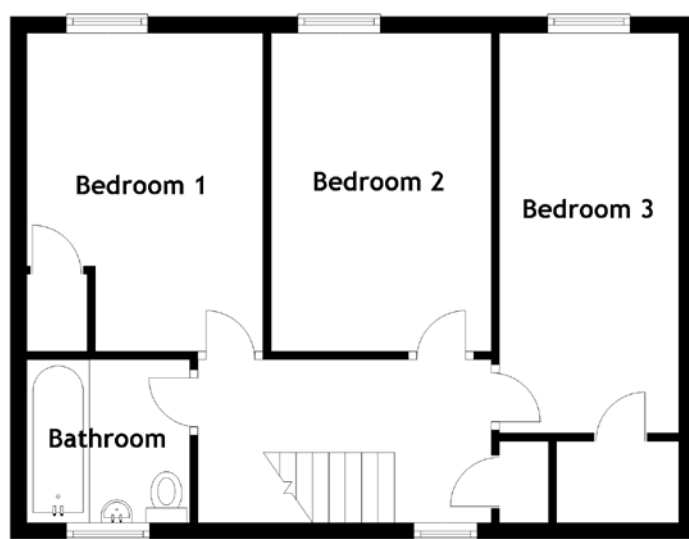
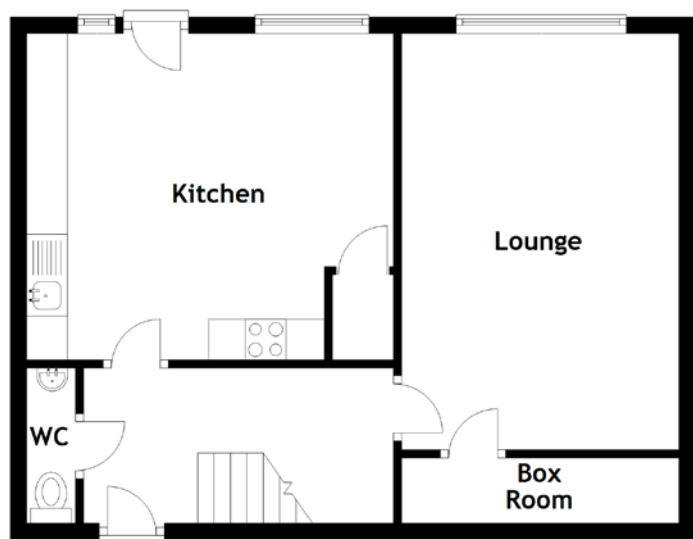
The property benefits from a south-west facing garden with a shed and herb garden. In addition, the property also includes on-street parking, gas central heating with newly installed combi-boiler and full double glazing making a warm and cost-effective home all year round.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



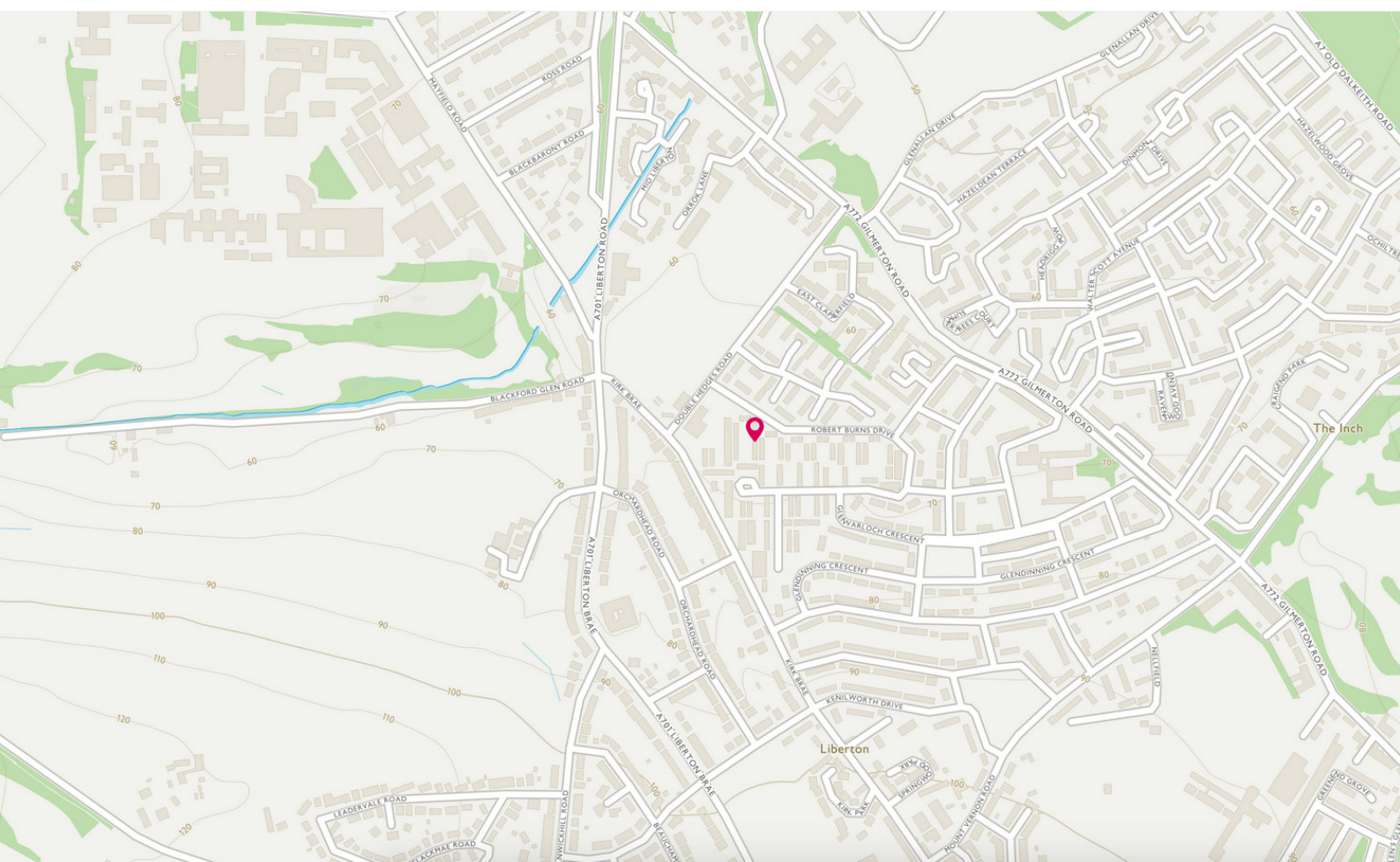
Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.40m (11'2")
Box Room	3.40m (11'2") x 0.80m (2'7")
Kitchen	4.50m (14'9") x 4.00m (13'1")
Bedroom 1	3.90m (12'10") x 2.90m (9'6")

Bedroom 2	3.90m (12'10") x 2.70m (8'10")
Bedroom 3	4.90m (16'1") x 2.20m (7'3")
Bathroom	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup>

EPC Rating: D





# THE LOCATION

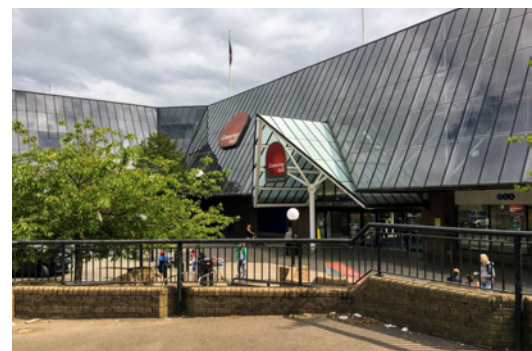
Liberton is a sought after residential area lying to the south of the city centre. Local services include a Post Office, chemist, corner shop, florist, newsagents and petrol station. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of high street brands and supermarkets are a short car journey away. There are a handful of 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 a short distance. In addition, 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 Bypass 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 the woods, ending near Morningside and the Braid Hills which serves as access to riding stables, a driving range and several public golf course in the area. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills are all close by.



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