




McEwan Fraser Legal

Solicitors & Estate Agents

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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 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.

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.

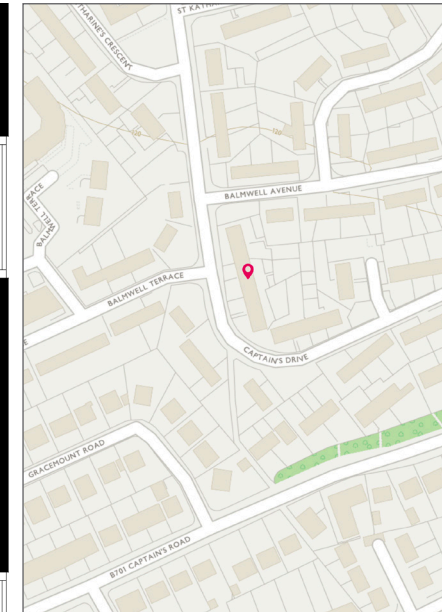
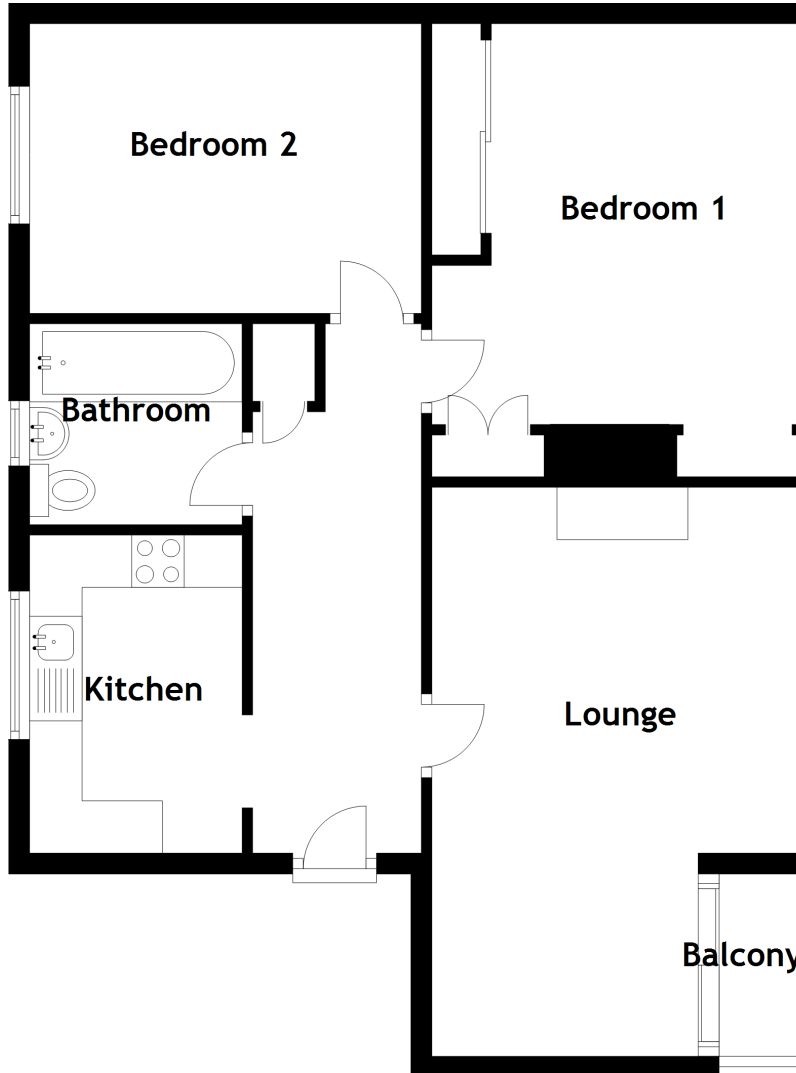
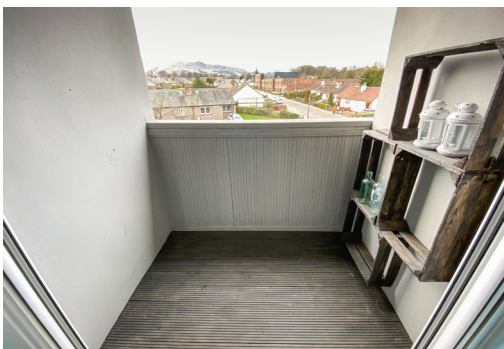


McEwan Fraser Legal is delighted to present this two bedroom top floor flat in Liberton. The property is in walk-in condition, having been well looked after by the current owner. Inside, the property comprises of:

- Fully equipped kitchen with plenty of storage space benefitting from a gas hob, fan oven and fully integrated appliances
- Spacious living area, which has various possible configurations for freestanding furniture
- Two spacious double bedrooms
- Main family bathroom is modern and comes fully tiled with a three-piece suite with a shower over the bath

The property further benefits from excellent storage space. In addition to this, the property includes full double glazing, gas central heating and benefits from free on-street parking for both visitors and residents.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.44m (17'10") x 3.50m (11'6")
Kitchen	3.04m (10') x 2.03m (6'8")
Bedroom 1	3.73m (12'3") x 3.50m (11'6")
Bedroom 2	3.74m (12'3") x 2.77m (9'1")
Bathroom	2.03m (6'8") x 1.92m (6'4")

Gross internal floor area (m²): 62m²
EPC Rating: D

44/6 CAPTAINS DRIVE
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