

1 Clackmae Road

LIBERTON, EDINBURGH, EH16 6NY



*THREE BEDROOM
SEMI-DETACHED FAMILY HOME*



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McEwan Fraser Legal is delighted to present this bright three bedroom semi-detached family home with an impressive corner plot and well-proportioned garden.

Inside, the property comprises two public rooms, a living/dining room with plenty of space and lots of natural light whilst also benefiting from a charming sitting room to the side of the property with wooden flooring and triple aspect windows overlooking the garden.

There is a fully equipped kitchen which is accessed off the hallway and provides access into the rear garden. The kitchen is fitted with gas hob, double fan oven with free-standing white goods.

The house has three bedrooms two of which are spacious double bedrooms and one single bedroom. Bedroom two benefits from integrated storage whilst bedrooms one and three offer space for free-standing storage options. There is one main family bathroom on the first floor which has been recently upgraded to create a new wet room with walk-in shower.



Living/Dining Room





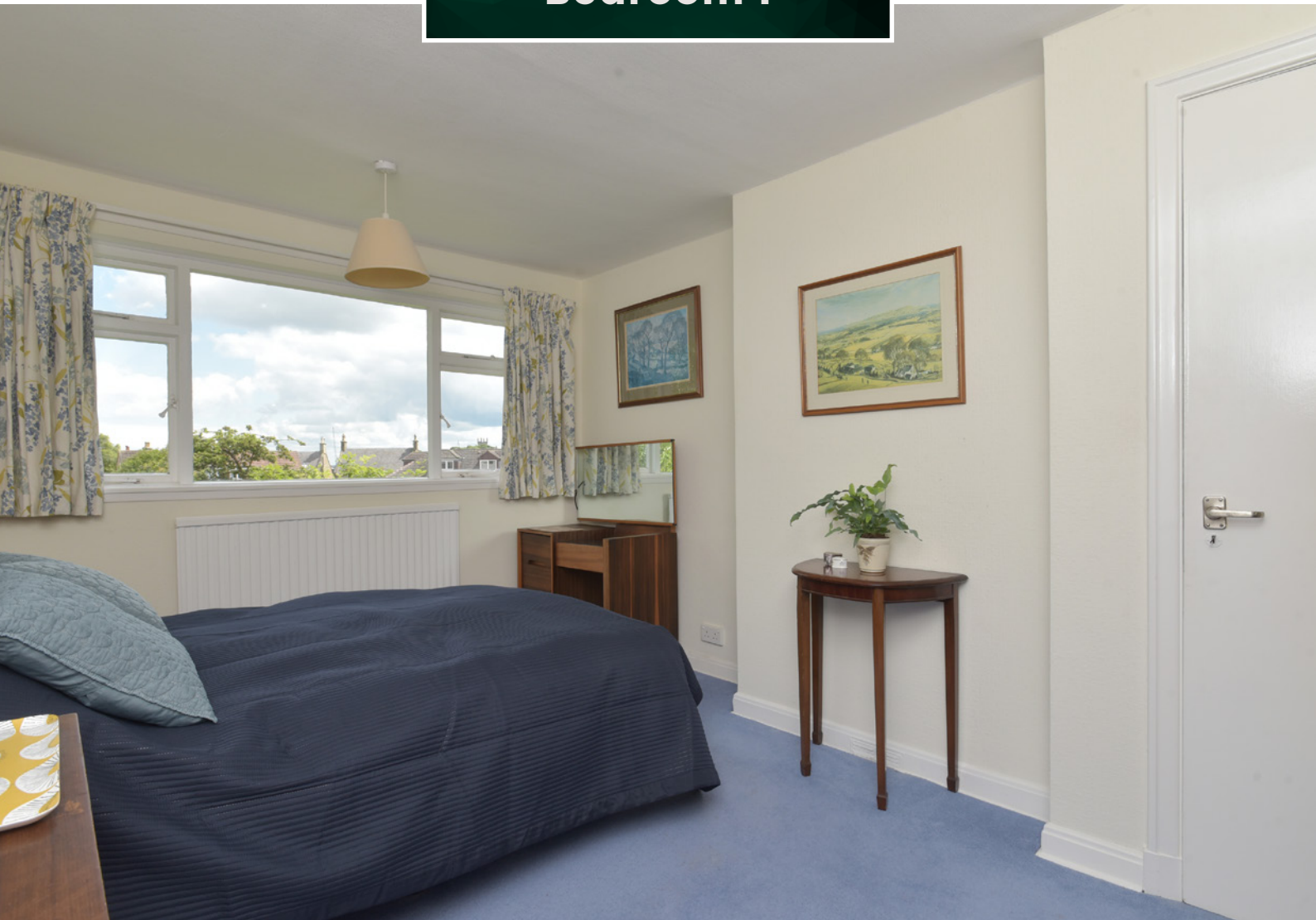
Sitting Room







Bedroom 1





Bedroom 2

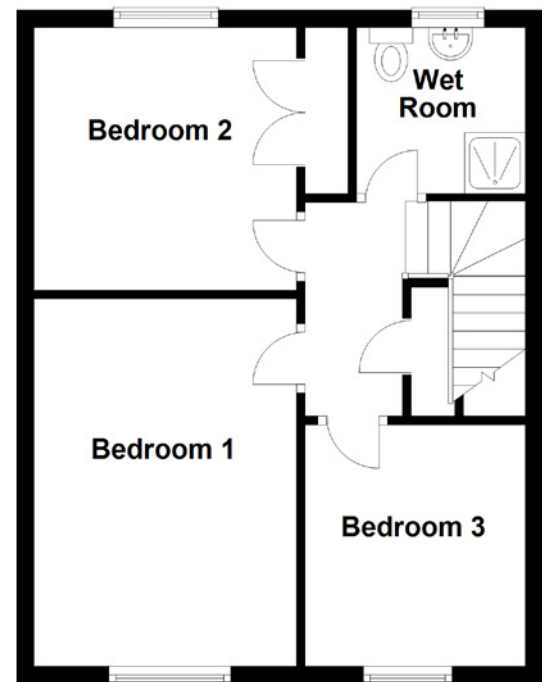
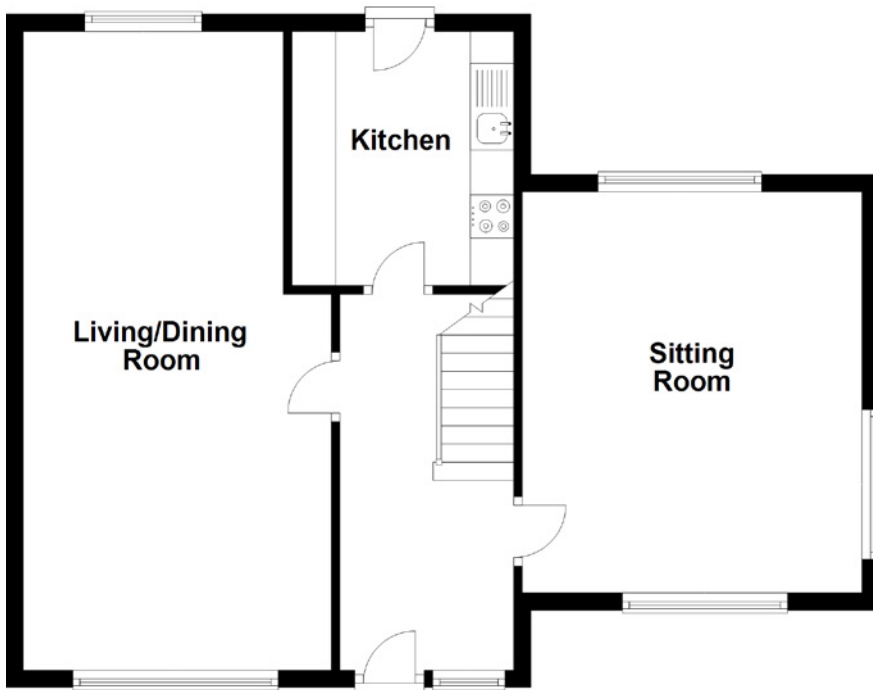




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Living/Dining Room	7.35m (24'1") x 3.55m (11'8")	Bedroom 3	2.78m (9'1") x 2.53m (8'4")
Sitting Room	4.61m (15'2") x 3.91m (12'10")	Wet Room	1.94m (6'4") x 1.91m (6'3")
Kitchen	2.92m (9'7") x 2.55m (8'4")		
Bedroom 1	4.23m (13'10") x 3.02m (9'11")	Gross internal floor area (m ²): 101m ²	
Bedroom 2	3.02m (9'11") x 3.02m (9'11")	EPC Rating: D	

In addition to this, the property includes gas central heating and some double-glazed windows making for a warm and cost-effective home, year-round. There is a single garage and a two car driveway with off-street parking available.

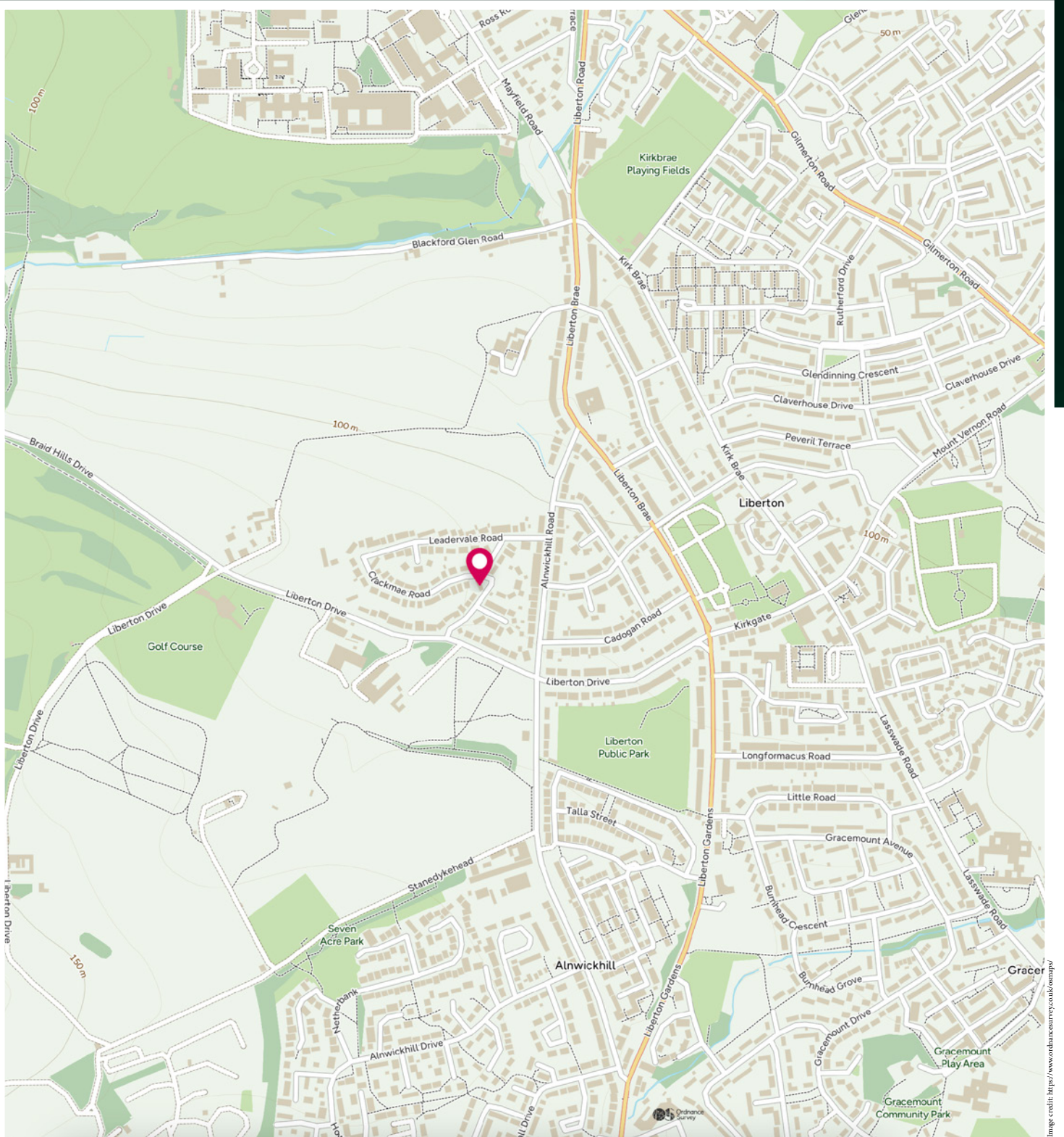






Liberton is a sought after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. 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. 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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