

56 Adit Place

LIBERTON, EDINBURGH, EH17 8GA



End terrace three-bedroom family home in immaculate condition



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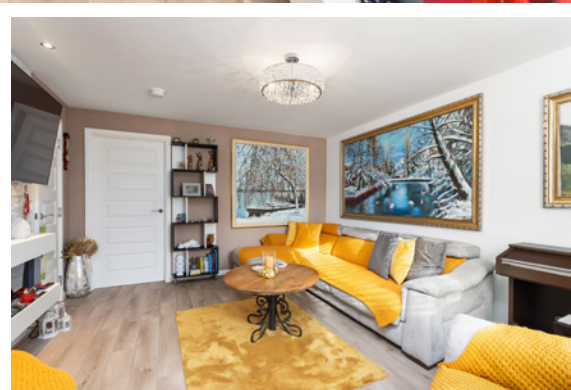


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Built in 2019 and still under NHBC warranty, this immaculate end-terrace property offers modern living in a peaceful Liberton setting, perfectly positioned opposite a quiet park.

THE LIVING ROOM



Step through the front door into the welcoming hallway, with the bright living room situated to your right. Stylish wooden flooring and large south-facing windows create a warm, inviting atmosphere and fill the room with natural light.

THE KITCHEN/DINER



To the rear sits the contemporary kitchen/dining area, complete with herringbone flooring and quality fitted appliances including a gas hob and oven, along with generous countertop and storage space. There is ample room for a freestanding fridge/freezer and family dining table, making this a practical and sociable space.

Off the kitchen is a useful utility room providing space for a washing machine and tumble dryer, with a convenient W.C. adjoining. Direct access leads out to the private rear garden.



THE UTILITY & WC





Upstairs, the home offers two double bedrooms and a third single bedroom, which has been thoughtfully reconfigured to accommodate a double bed. A modern three-piece family bathroom completes the first floor.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



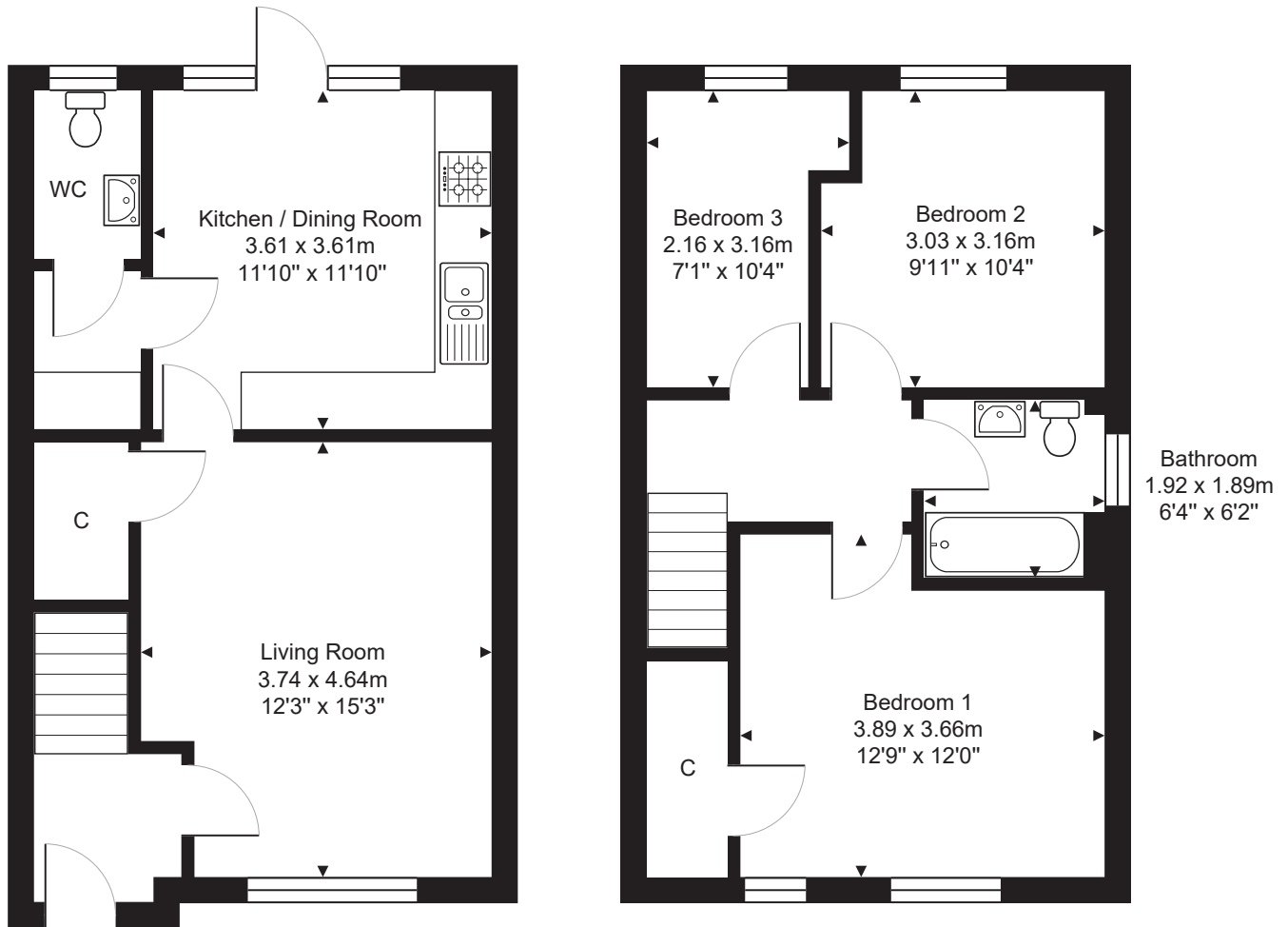
Externally, the property boasts a well-maintained rear garden with a storage shed positioned to the side of the home. The front outlook towards the park ensures a quiet and attractive setting, ideal for family life.

A stylish and well-planned modern home in a sought-after location. Early viewing is highly recommended.

EXTERNALS

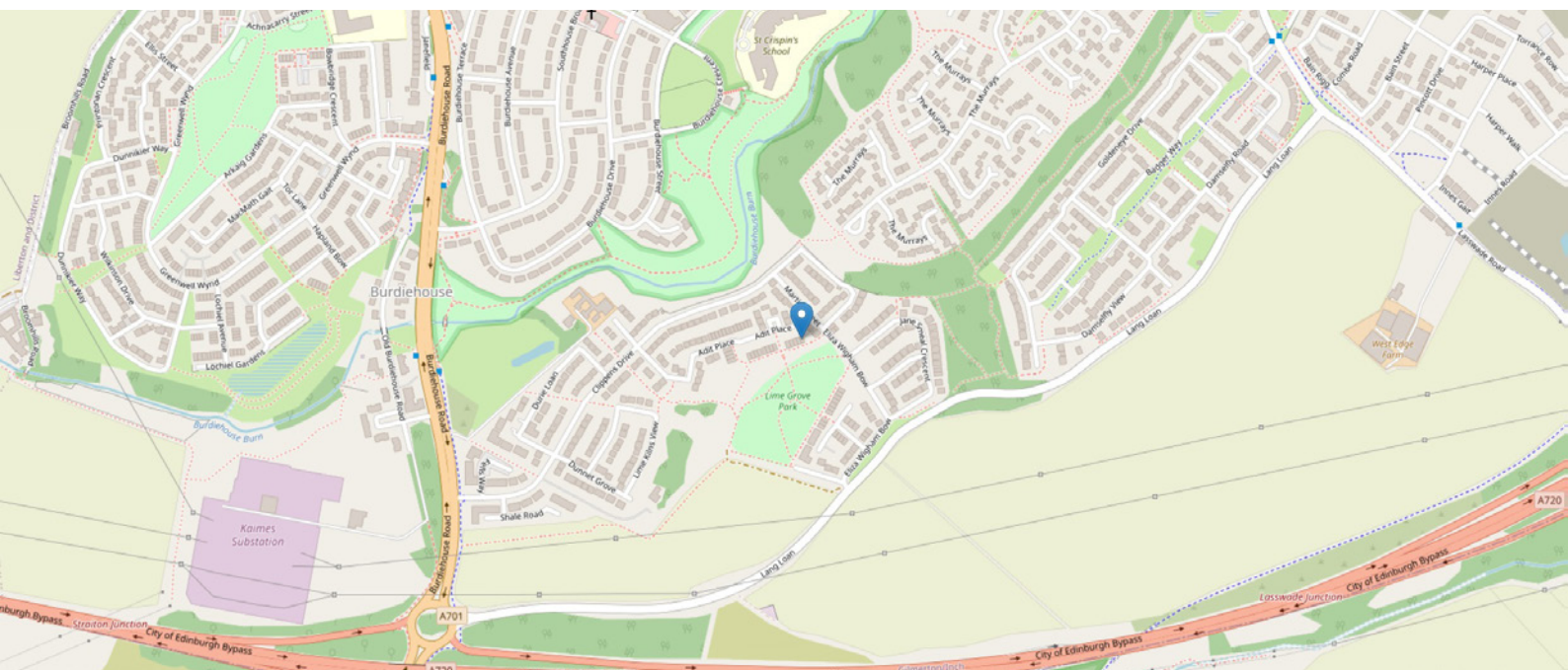


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: B



THE LOCATION

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.

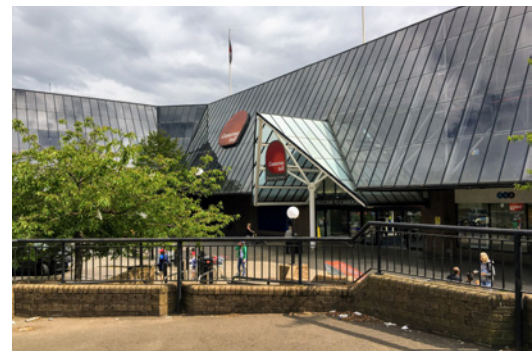




There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The King's Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France, just a short car journey away.

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 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 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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