



GILSON GRAY

LAW • PROPERTY • FINANCE

38 NELLFIELD, LIBERTON

Edinburgh EH16 6DY



This well-presented three-bedroom semi-detached house is well situated within a family-friendly development in popular Liberton. It is sure to appeal to a wealth of buyers, including couples, city professionals and young families. This home boasts a generous living and dining room with French doors leading to the double-aspect extended sunroom (has all documents required) with a sunny aspect. The residence further enjoys a kitchen with high-quality countertops and stylish fitted cabinetry, a main bedroom and two more sun-facing bedrooms. Completing the accommodation is a family bathroom with a shower-over-bath. Externally, the property benefits from an enclosed rear garden with a southeasterly aspect and off-street parking. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Appealing semi-detached house
- Part of an established development
- Located in sought-after Liberton
- Neutral interiors throughout
- Living/dining room with under-stair storage
- Attractive fitted kitchen
- Dual-aspect sunroom
- Two double bedrooms
- Versatile single bedroom/study
- Modern family bathroom
- Private sunny rear garden with a shed
- Off-street parking
- Gas central heating and double glazing







"THIS THREE-BEDROOM SEMI-
DETACHED HOME BOASTS A
STYLISH KITCHEN WITH
CONTEMPORARY CABINETRY
AND HIGH-QUALITY
WORKTOPS."





EPC RATING:

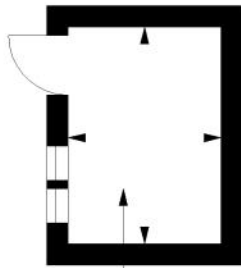


COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

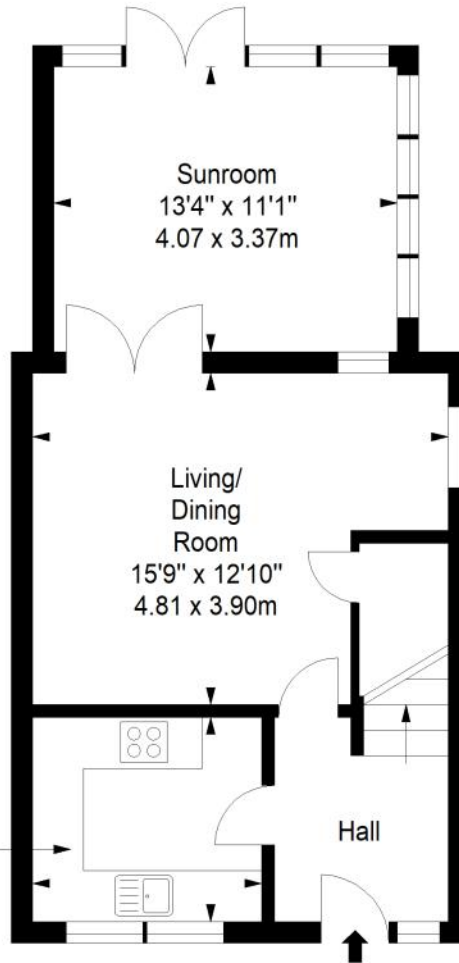
Shed
Approx. 4.6 sq. metres (49.5 sq. feet)



Shed
8'4" x 6'0"
2.53 x 1.82m

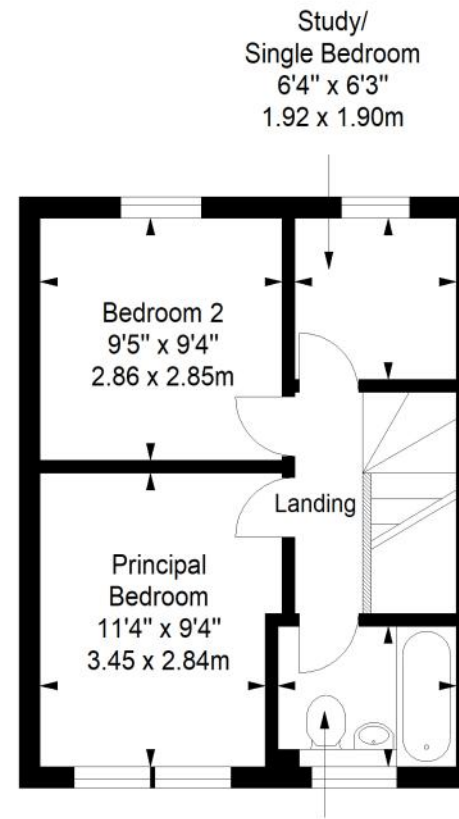


Ground Floor
Approx. 46.2 sq. metres (497.3 sq. feet)



Kitchen
8'10" x 7'9"
2.68 x 2.37m

First Floor
Approx. 31.6 sq. metres (340.2 sq. feet)



Bathroom
6'8" x 5'7"
2.03 x 1.70m

Total area: approx. 82.4 sq. metres (887.0 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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