



23 LINDEN AVENUE

Liberton, Edinburgh, EH16 6FA



1

Public Room



2

Bedrooms



1

Bathroom



23 LINDEN AVENUE

Stylishly presented and enjoying a peaceful setting in desirable Liberton, this two-bedroom mid-terraced house benefits from enclosed front and rear gardens, as well as convenient unrestricted on-street parking. In addition to two double bedrooms (one with fitted wardrobes), the bright interiors feature an entrance hall with front and rear access, a south-facing living/dining room centred around a homely stove, a kitchen, and a utility room, as well as a bathroom with a shower-over-bath. The property, with its leafy location, is just a 20-minute commute from central Edinburgh and close to the City Bypass, making it an appealing option for professionals, investors, and young or small families.







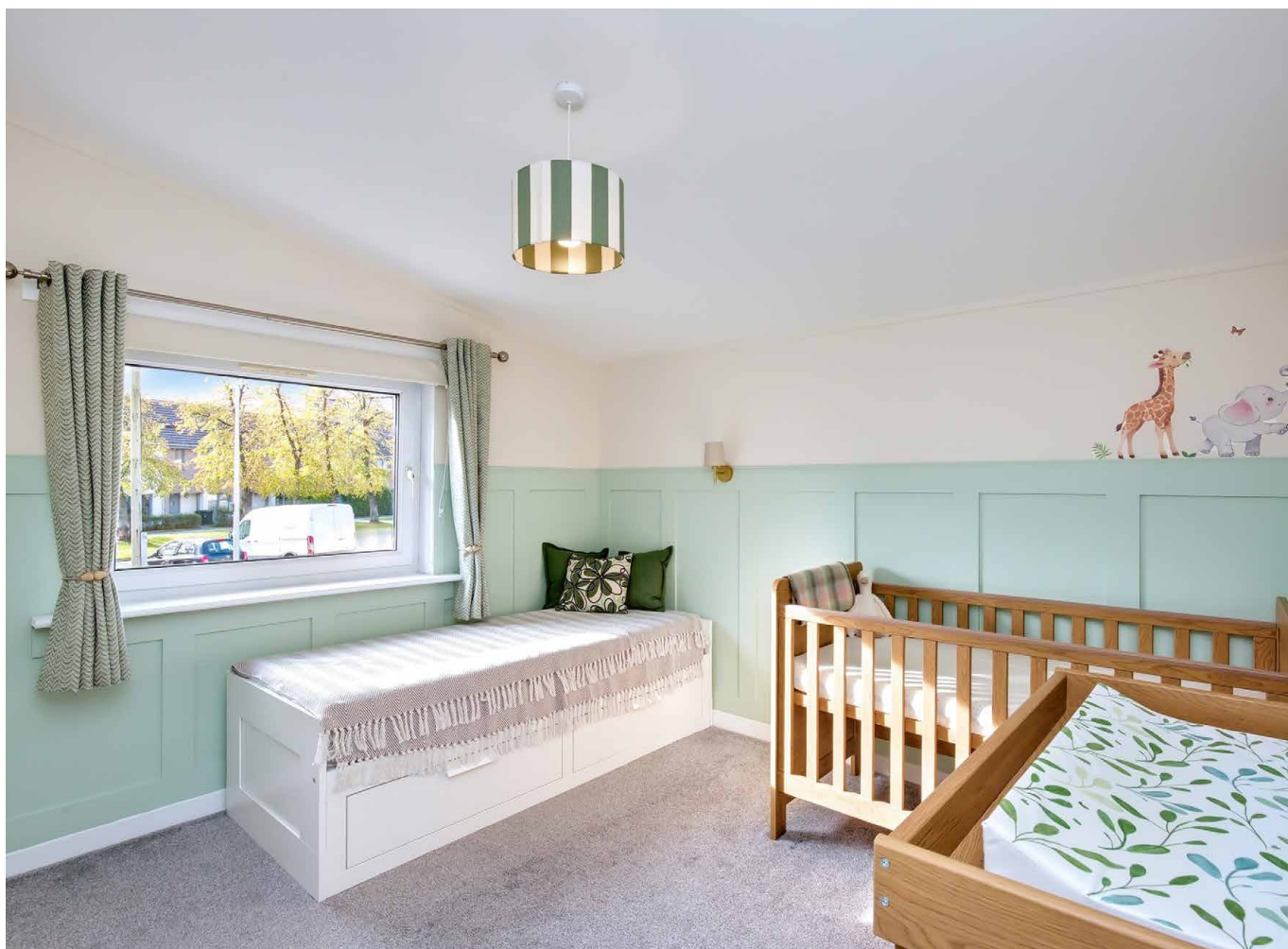
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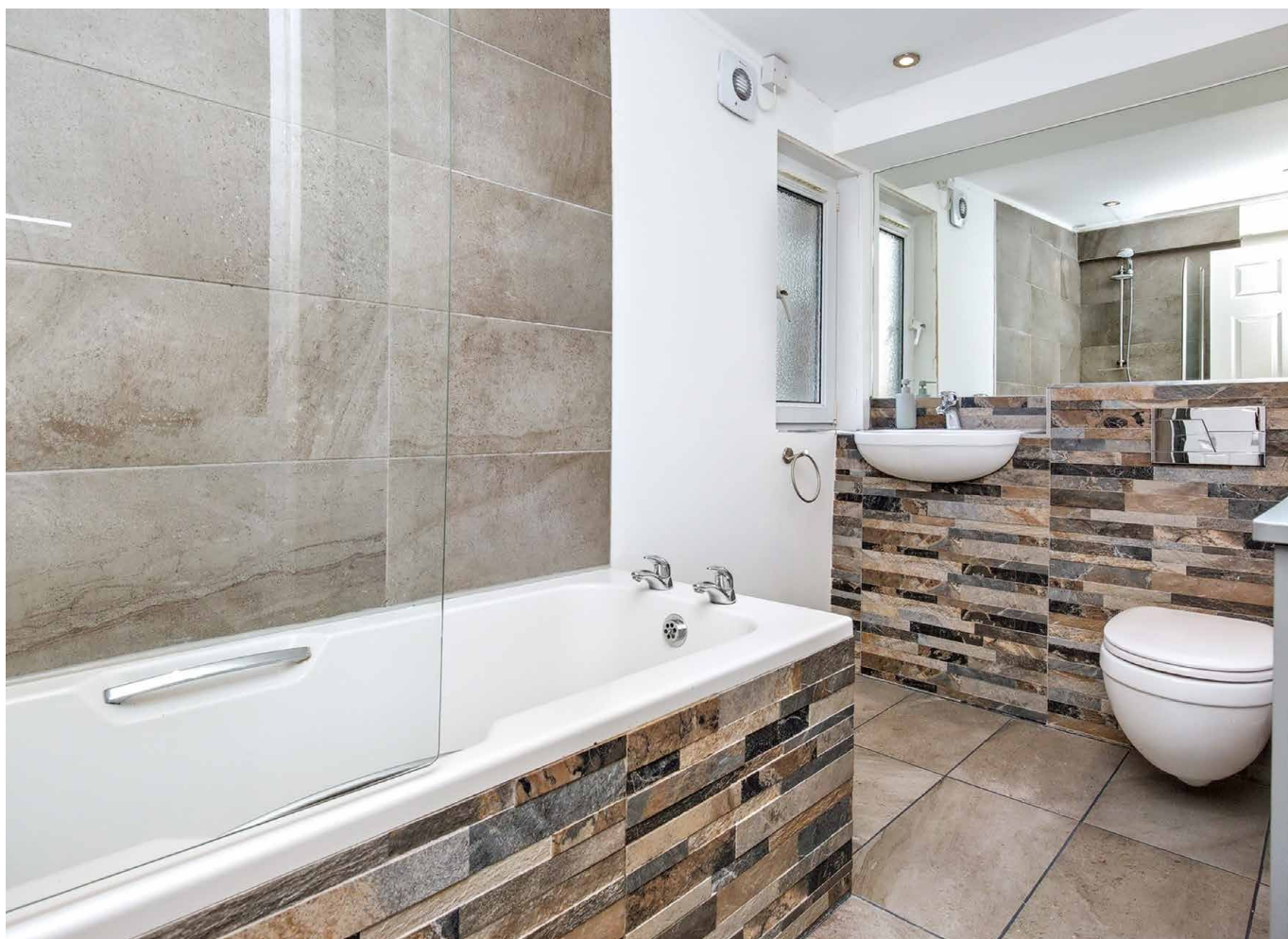
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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Peaceful suburban location
- Bright and stylish interiors
- Mid-terraced house
- Entrance hall with front and rear access
- South-facing living/dining room with stove
- Kitchen with a utility room
- Two double bedrooms (one with ample storage)
- Bathroom with shower-over-bath
- Enclosed front and rear gardens
- Unrestricted on-street parking







Extras: All fitted floor and window coverings, light fittings, fridge/freezer, dishwasher, wardrobes in the principal bedroom, shed, and wood store are included.

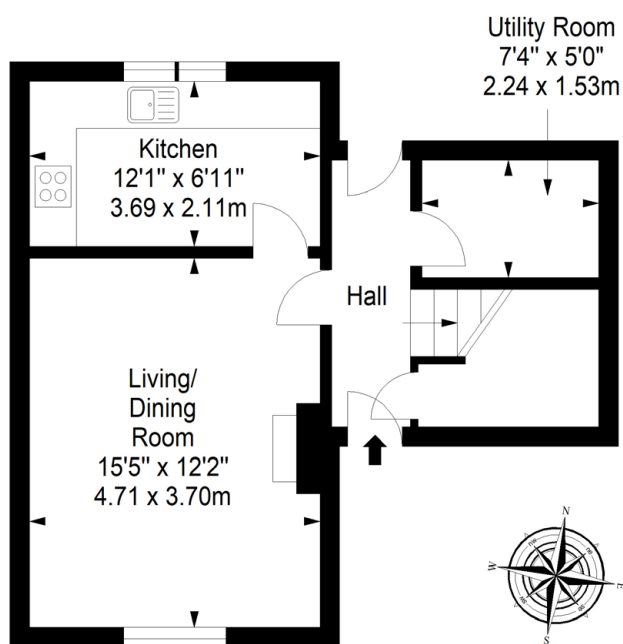


LIBERTON, EDINBURGH

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are only 3 miles south of the city centre of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre (with over 40 shops including a large supermarket) and more traditional shops in the older parts of Liberton itself (including a post office, bank, chemist and restaurant), there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. There are reputable state schools at primary and secondary level and is also ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdieshouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

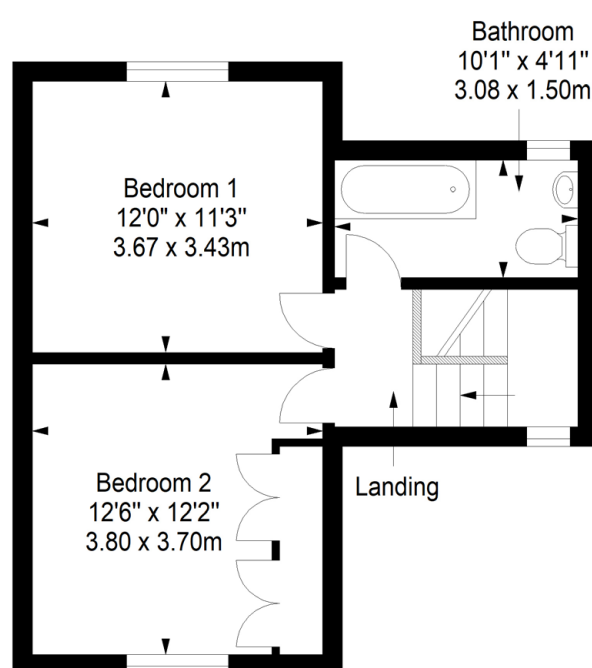
Ground Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



Total area: approx. 75.9 sq. metres (817.0 sq. feet)



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