



24/4 IVANHOE CRESCENT

Liberton, Edinburgh, EH16 6AU



1

Public Room



2

Bedrooms



1

Bathroom



24/4 IVANHOE CRESCENT

Welcome to a two-bedroom first-floor flat that offers bright and spacious interiors, finished with a blank canvas of décor throughout – the ideal aesthetic for new buyers. This charming property further benefits from a quality kitchen and three-piece bathroom, a private balcony overlooking the rear garden, and impressive built-in storage to ensure a clutter-free home. In addition, it also features a private section of rear garden for relaxing and dining in the sun.

Situated in popular Liberton, the property has a convenient location that will appeal to commuting professionals, couples, young families, and first-time buyers alike. Bus links are a brief stroll away providing regular services to the city centre, which can be reached in as little as 30 minutes by bus or just 20 minutes by car. Nursery, primary, and secondary schools are all within easy walking distance from the home as well, and there are lots of picturesque green spaces close by, such as Inch Park, the Hermitage of Braid and Blackford Hill, and Liberton Park. Furthermore, convenience stores are in easy reach, along with Cameron Toll Shopping Centre and a choice of supermarkets. It is a fantastic location with broad appeal.







C
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A spacious first-floor flat with neutral interiors
- Convenient location in sought-after Liberton
- Entrance hall with four built-in cupboards
- Spacious, dual-aspect living/dining room
- Private, sheltered balcony with sunny aspect
- Well-appointed kitchen with additional storage
- Two double bedrooms with built-in wardrobes
- Bright 3pc bathroom with an overhead shower
- Private section of rear garden and a communal garden
- Two secure external stores
- Unrestricted on-street parking





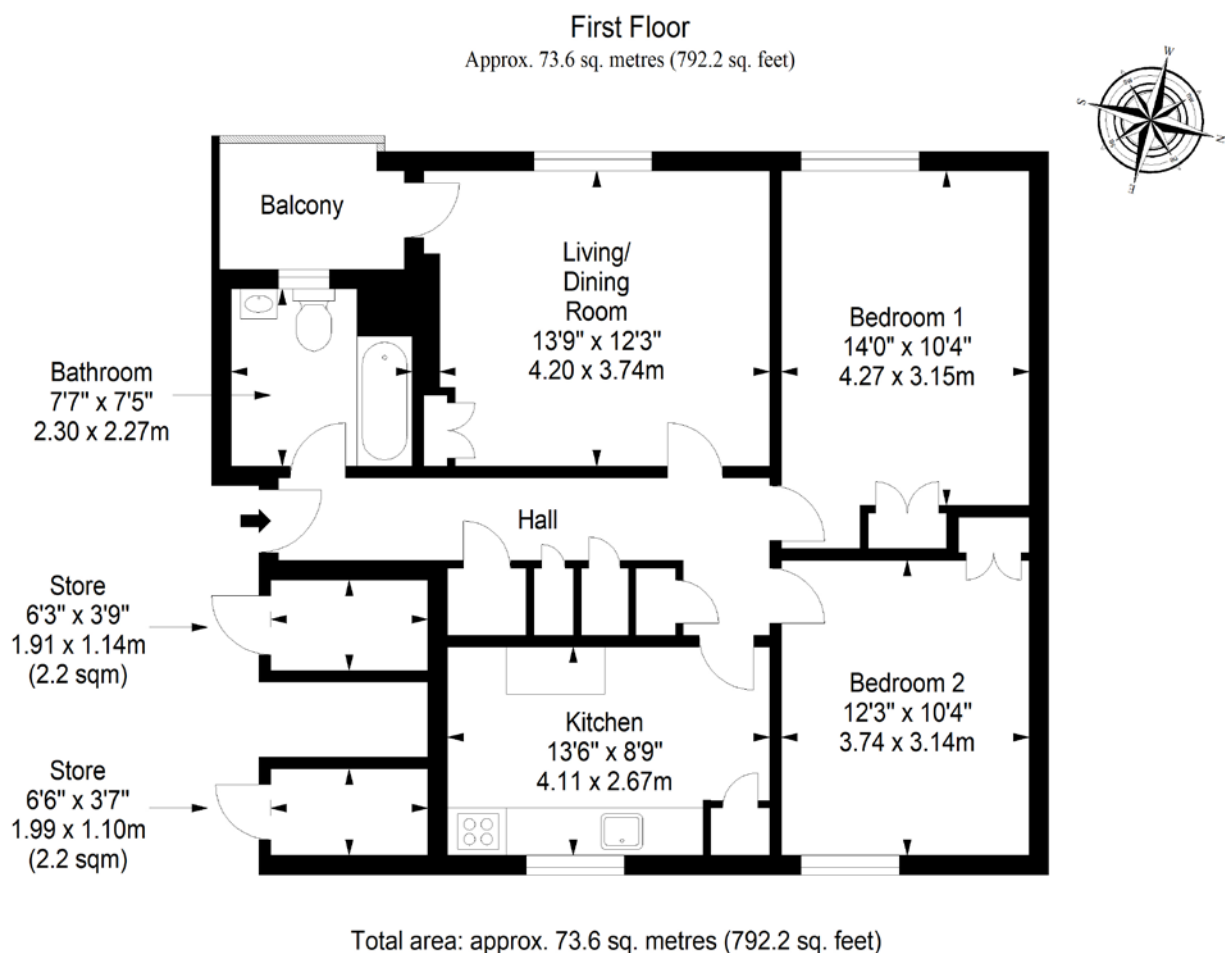


Extras: a gas cooker, a fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



LIBERTON, EDINBURGH

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart 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, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, 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. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse 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.



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