



51 Nellfield

Liberton, Edinburgh, EH16 6DY

CALL US ON 0131 447 4747

51 Nellfield Liberton, Edinburgh, EH16 6DY

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance porch.
- Living room with understairs storage cupboard.
- Kitchen with appliances.
- Stairs to upper level.
- Access to attic storage space.
- Good sized double bedroom with built-in mirrored wardrobes.
- Views to Arthur's Seat.
- Bathroom/shower.
- Electric heating.
- Private garden to front.
- Communal grounds.
- Allocated resident's parking space



GENERAL DESCRIPTION

An end terraced villa situated in an established development in the highly regarded Liberton district, a short journey from the south of Edinburgh City Centre. There is a range of local amenities close at hand and the property would make an ideal purchase for a first time buyer/young couple. The property is in need of modernisation and redecoration.

RESIDENT'S ASSOCIATION

There is Resident's Association in place and there is an annual charge of £100 approximately for the upkeep of the communal areas.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 3.5 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 13.4 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

LOCATION

Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and less than ten minutes from the city by-pass. It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and the Royal Infirmary, the Medical School and the new Sick Kids' at Little France. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury.

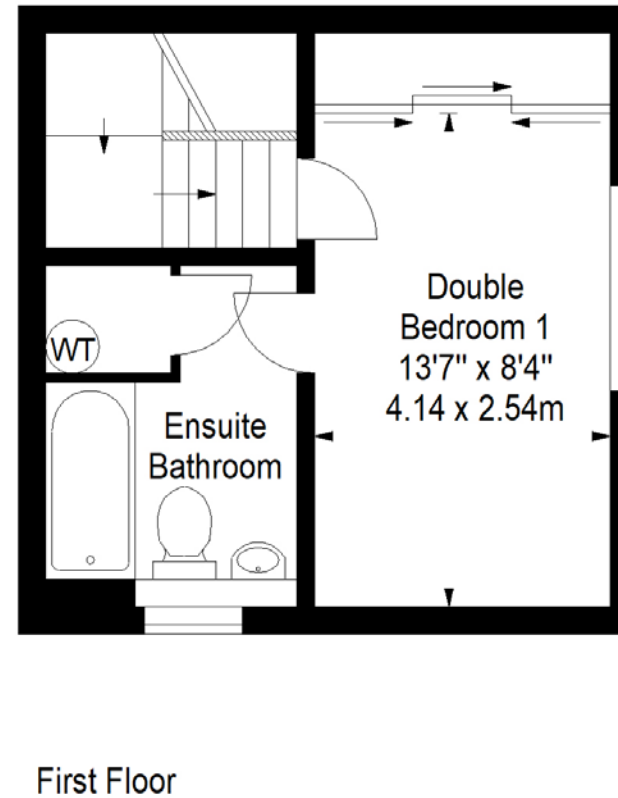
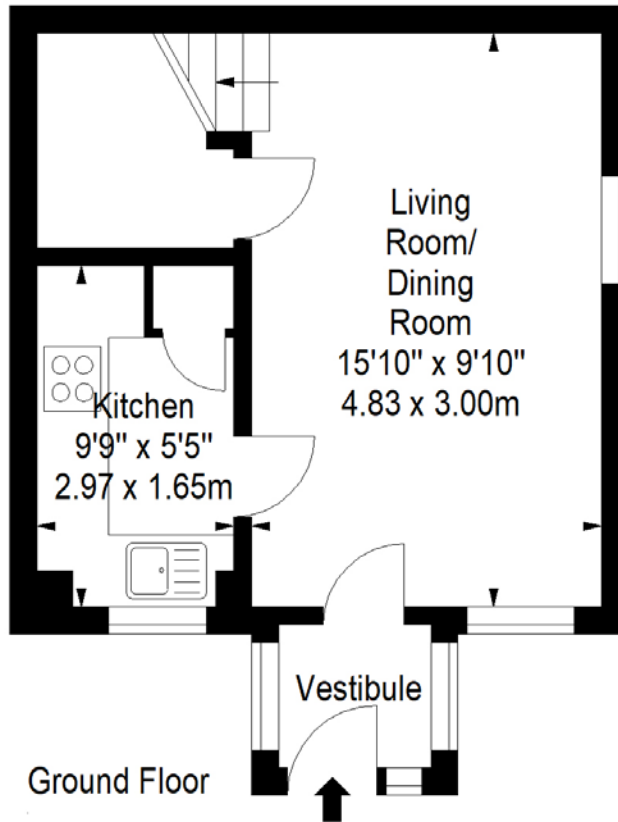
EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, COOKER-HOOD, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER FOR WHICH THERE ARE NO GUARANTEES.

Nellfield,
Edinburgh,
Midlothian, EH16 6DY



ENERGY PERFORMANCE
CERTIFICATE RATING E

Approx. Gross Internal Area
523 Sq Ft - 48.59 Sq M
For identification only. Not to scale.
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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