



4 Alloway Loan

Liberton, Edinburgh, EH16 6XH

CALL US ON 0131 447 4747

4 Alloway Loan Liberton, Edinburgh, EH16 6XH

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

- Reception Hall with storage area under the stairs.
- Cloakroom/WC.
- Attractive living room with patio doors to rear garden.
- Excellent walk-in storage cupboard.
- Modern fitted dining kitchen with appliances.
- Access to rear garden.
- Upper landing with storage.
- Access to attic via a Ramsay ladder.
- Three good sized double bedrooms- one with walk-in storage.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double-glazing.
- Well maintained enclosed garden to rear. (West-facing).
- Gate access to rear property.



GENERAL DESCRIPTION

A well-presented mid terrace villa set within an established development in the sought after Liberton district of the city, perfectly positioned for access to a wide range of local amenities and a short journey to Edinburgh City Centre. The property is perfect for a young couple/family and the property is in the move in condition.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 3 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT: APPROXIMATELY 12.4 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 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 and the Medical School. Leisure options are also plentiful and range from golf courses to horse riding and 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 FITTING, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE-OVEN, COOKER HOOD, FREE STANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. THE BEDROOM WARDROBES WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.



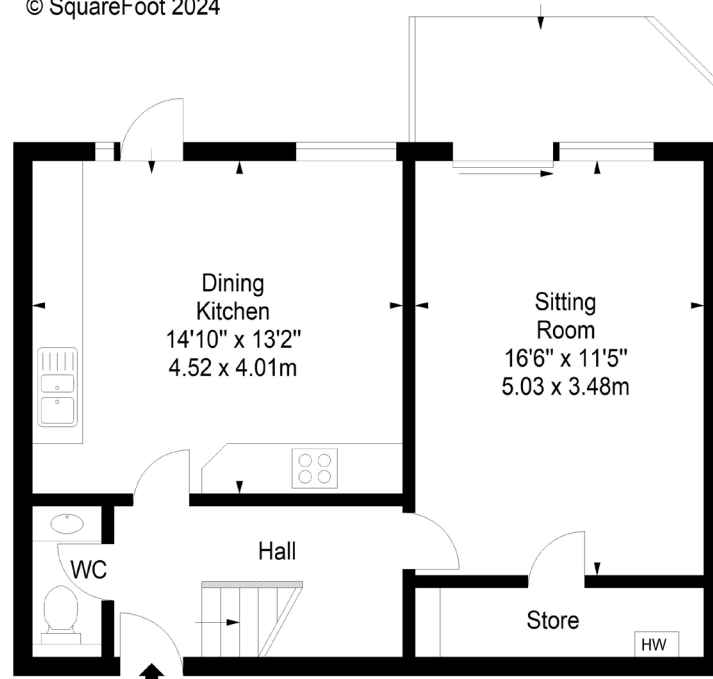
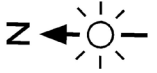


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

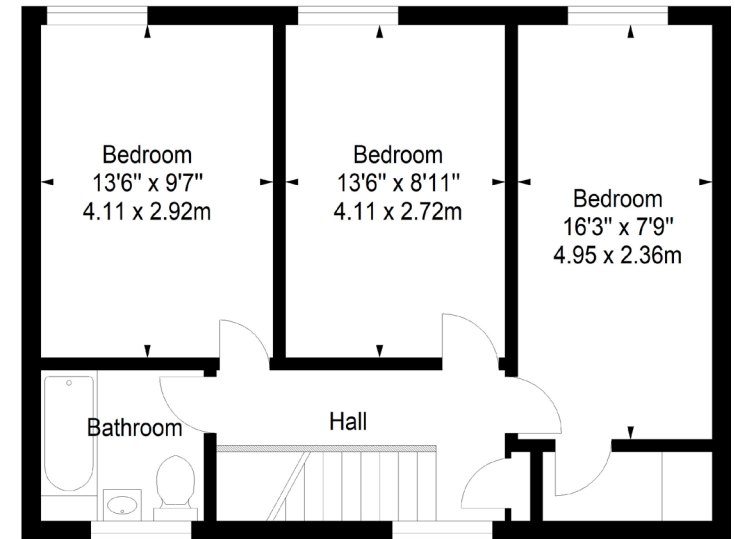
**Alloway Loan,
Edinburgh,
Midlothian, EH16 6XH**



Approx. Gross Internal Area
1056 Sq Ft - 98.10 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.