



10 Portmore Drive,  
Liberton, Edinburgh, EH16 6FN

CALL US ON 0131 447 4747

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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Entrance vestibule.
- Cloakroom/WC with storage.
- Reception hall with storage.
- Attractive & good-sized living room.
- Spacious dining kitchen with appliances.
- Utility room with storage & access to rear garden.
- Upper landing with storage.
- Superb master bedroom with built-in wardrobes & ensuite shower room.
- Further good-sized double bedroom with built-in wardrobes.
- Single bedroom.
- Four-piece family bathroom with shower.
- Gas central heating.
- Double glazing.
- Alarm.
- Private garden areas to front & side.
- Enclosed well-maintained garden at rear.
- Two allocated parking space located at rear.
- Open outlooks to front & rear.
- NHBC Guarantee.



## GENERAL DESCRIPTION

A fabulous end terraced villa within a prestigious CALA development in the highly regarded Liberton district of the city, a short journey to the south of Edinburgh City Centre and close to an excellent range of local amenities. The property would make an ideal purchase for a young family and the property is brought to market in a move-in condition.

### FACTORING NOTE:

The development is factored by Trinity Factors with approximately £170 per annum. This covers the maintenance of all the communal areas.

### COUNCIL TAX BAND

### TRAIN STATION

### AIRPORT

### BUSES

### F.

APPROXIMATELY 3.4 MILES TO EDINBURGH WAVERLEY STATION.

APPROXIMATELY 11.7 MILES TO EDINBURGH AIRPORT.

WITHIN 200 METRES.

## LOCATION

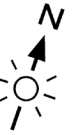
Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. It is a popular and attractive place to live surrounded by lovely open spaces in which to enjoy the outdoors including easy access to the Braids and the Mortonhall Estate. It also benefits from good access to schools, Edinburgh University King's Buildings, as well as the Royal Infirmary, the Medical School and the Children's Hospital at Little France. The Straiton retail outlet is within a few minutes by car and plays host to popular eateries, the majority of High Street names, as well as Ikea, Costco and large branches of both Asda and Sainsbury's.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER, AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. THE GARDEN SHED IS ALSO INCLUDED.





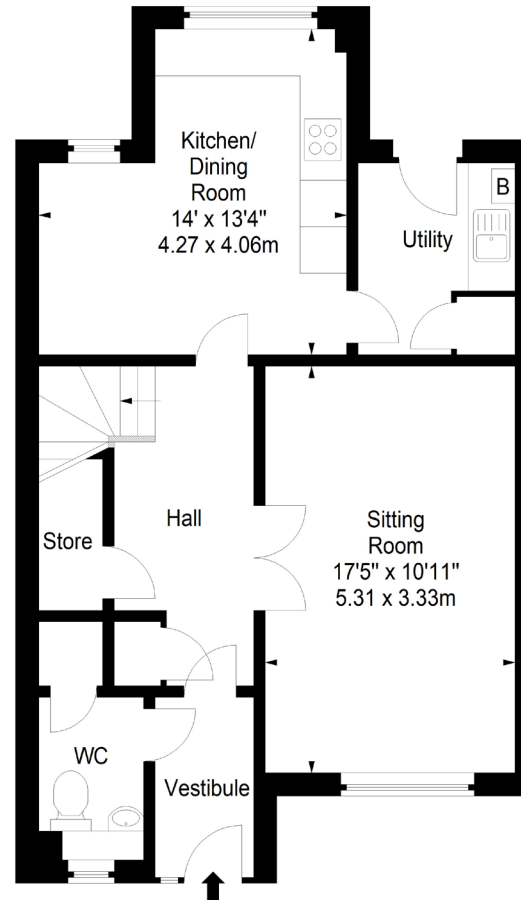
Portmore Drive,  
Edinburgh,  
Midlothian, EH16 6FN



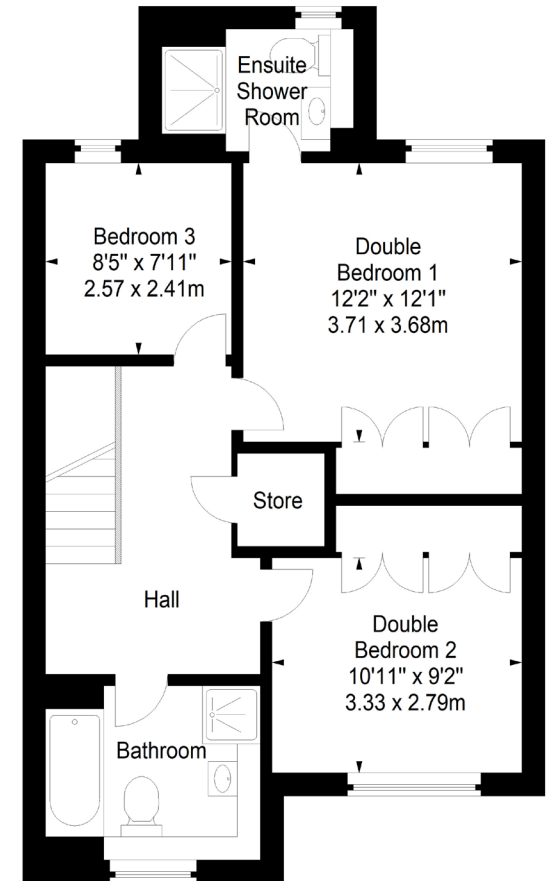
Approx. Gross Internal Area  
1243 Sq Ft - 115.47 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



ENERGY PERFORMANCE  
CERTIFICATE RATING C



Ground Floor



First Floor

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

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://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.