



4 Braefoot Terrace
Liberton, EH16 6AA

Deans 
Solicitors & Estate Agents LLP



MAIN DOOR FLAT

- Living Room/Dining Room/Kitchen
- Two Double Bedrooms
- Bathroom
- On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



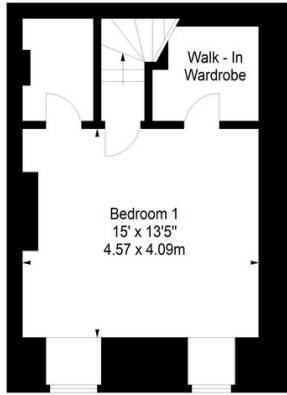
This well-presented main door flat is situated in a highly-sought after location in Liberton, close to convenient local amenities and public transport links to the city centre and surrounding areas. Nearby Cameron Toll Shopping Centre offers a variety of high street retailers, supermarkets and a gym. Lovely outdoor space is available at the Braid Hills, Blackford Hill and Craigmillar Golf Club. The accommodation comprises: bright living/dining room lying open plan to modern kitchen, two good-sized double bedrooms and bathroom with shower over bath. There is free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, cooker, oven, hod, hood, lightshades and curtains. The appliances included are sold as seen with no warranty provided.



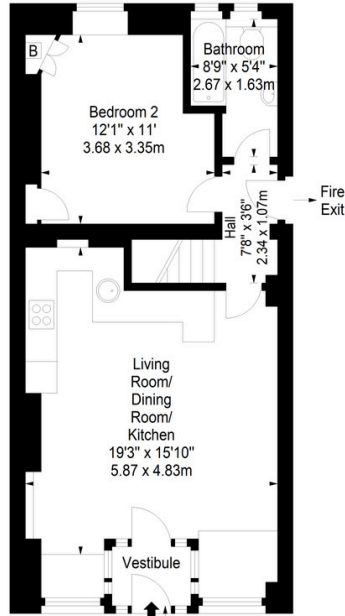
**Braefoot Terrace,
Edinburgh, EH16 6AA**



Approx. Gross Internal Area
885 Sq Ft - 82.22 Sq M
For identification only. Not to scale.
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Basement Level



Ground Level



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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