



DESCRIPTION

Elegant 3-Bedroom Apartment in a Historic Victorian Gem.
Discover this exceptional 3-bedroom, 2-bathroom apartment, nestled within a beautifully converted late-Victorian B-listed building.

- The property comprises of :
- Timeless Character Meets Contemporary Luxury
- Historic architecture: Rich, stone-built structure with high ceilings and original charm.
 - Contemporary interiors, quality finishes, with modern conveniences.
 - Generous open-plan kitchen, living and dining area with abundant natural light.

Stylish & Comfortable Living:

- Modern kitchen equipped with integrated appliances

Three bedrooms, including a luxurious primary suite with en-suite.

- Further Features:
- Door from lounge/living area has door leading to private garden.
 - Family bathroom offers shower over bath
 - Ample storage throughout property
 - Secure entry system
 - Allocated parking bay and multiple visitor parking

Viewings
by appointment please call Gibson Estate Agents on 01506 414568



Location

Liberton, situated less than five miles south of Edinburgh City Centre, is a high amenity suburb with a selection of local shops nearby, as well as Cameron Toll Shopping Centre just over one mile offering a number of well-known high street stores, supermarket and convenient petrol station. Also nearby is the bustling shopping area of Newington which boasts a wide choice of local and speciality shopping, the Royal Commonwealth Pool and Fitness Suite, the Queen’s Hall, Festival Theatre and a good range of bars, bistros and restaurants.

Liberton also offers a good selection of local schooling as well as easy access to Edinburgh’s private schools and Edinburgh University. The Royal Infirmary is also just over a mile away and there are several convenient bus services into the city centre. For those looking to commute, Edinburgh city bypass is within easy reach, connecting with the A1, A68 and A7 to the east and to the west it connects with the Gyle Shopping Centre and Business Park, the airport, M8, M9, M90 and Central Scottish Motorway Network.

