



4 Bridge End, Liberton, Edinburgh, EH16 4TH

Well-presented three-bedroom end terraced cottage with private front garden and parking

URQUHARTS
EDINBURGH



DESCRIPTION

4 Bridge End (off Old Dalkeith Road) is a well-presented three-bedroom end terraced bungalow cottage with private front garden and parking space, situated in the popular Liberton area, neighbouring Cameron Toll and Prestonfield. The location is superb with excellent local schools and amenities within proximity and is a convenient distance to the city centre, city bypass and further afield. The property has been upgraded to a high modern standard in recent years with potential to extend into the attic (subject to local authority consents).

Entrance vestibule and hall with storage cupboard; bright and spacious living room / dining room / kitchen with electric fireplace and patio door to the front patio garden; modern fitted kitchen with wall & base units and integrated appliances; three good-sized double bedrooms, one with built in wardrobes; bathroom with three-piece suite; and a shower room.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Three bedrooms. Bathroom. Shower room. Attic (fully floored and soundproofed).

Gas central heating. Double Glazing. Well-maintained front patio garden with external shed. Allocated parking space to the front.

LOCATION

Liberton is a popular residential area situated approximately 1½ miles south of the city centre, neighbouring Cameron Toll and Prestonfield. An excellent range of shopping facilities at Cameron Toll Shopping Centre with a Sainsbury's supermarket are within walking distance with Straiton and Fort Kinnaird retail parks a short distance away by bus or car. There are plenty of leisure and recreational facilities in the area including the Royal Commonwealth Pool, Queens Hall and National Library, the green open spaces of Holyrood Park, Arthurs Seat, The Meadows, Blackford Hill and several well-renowned golf courses. The location is convenient for those working at the Edinburgh University, particularly the Kings Buildings campus, the Royal Infirmary, and the Scottish Parliament. Catchment schools include Liberton Primary, St John Vianney RC Primary, Liberton





High and Holy Rood RC High School, with private schools within easy reach including George Watson's College, George Heriot's, and Merchiston Castle. Nearby districts of Newington, The Grange and Marchmont offer further shops, including a Waitrose and M&S Food Hall, cafes, bars and boutique shops. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. Other items of furniture may be available.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

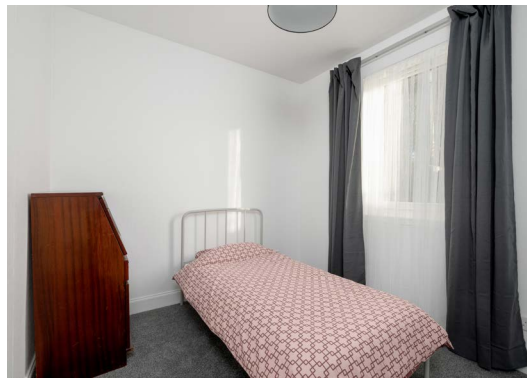
HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category D

Tenure Freehold



4 Bridge End,
Edinburgh,
Midlothian, EH16 4TH

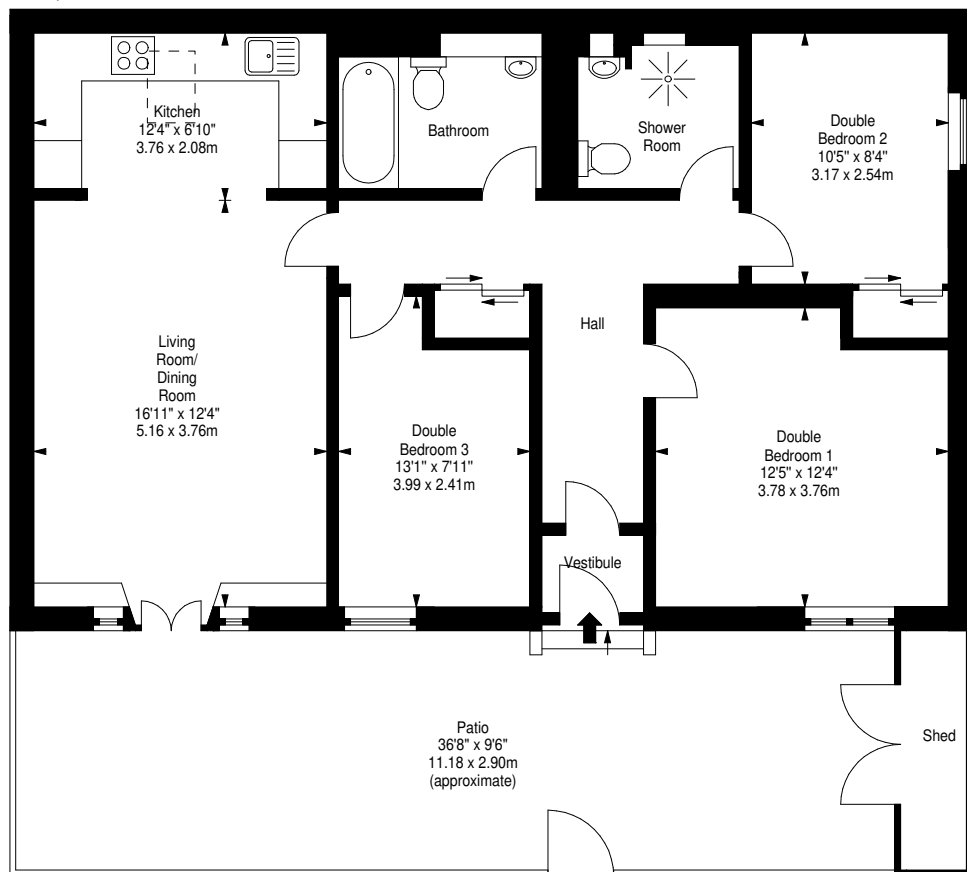
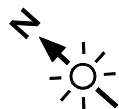


Approx. Gross Internal Area
924 Sq Ft - 85.84 Sq M

Shed

Approx. Gross Internal Area
28 Sq Ft - 2.60 Sq M

For identification only. Not to scale.
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Ground Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.