



9/2

Liberton place,
Liberton, Edinburgh,
EH16 6NA

FOR SALE

Property Summary.

A charming, spacious ground floor modern apartment which forms part of an established residential development which has proved to be popular with purchasers.

Internally, this is a well proportioned home which commands a particularly private and quiet aspect to the front and rear. The property has been well maintained throughout and does now offer further potential for some cosmetic upgrading, giving any purchaser the opportunity to incorporate their own personal design and specification.

A gas fired central heating boiler serves panelled radiators throughout, complemented by double glazing, ensuring comfort and economy, with an entryphone security system serving the mutual stairway. A factor manages this development which ensures that all mutual areas are maintained to the highest of specifications.

The property is bounded by mature, beautifully tended communal gardens and incorporates a car park to the rear, this property having allocated space Numbered 9/2.

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A delightful, modern ground floor apartment offering a spacious, well proportioned home, which commands a private and quiet aspect, bounded by well tended gardens.

Features.

-  Entrance Hall
-  Inner Hall
-  Lounge with bay window
-  Fitted kitchen
-  Master bedroom
-  En-suite showerroom
-  Second bedroom
-  Family bathroom
-  Gas fired central heating
-  Double glazing
-  Entryphone
-  Factor
-  Allocated car parking space
-  Delightful garden grounds

Extras.

All fitted carpets, curtains, blinds, light fittings, the fireplace, double oven, hob, extractor hood, washing machine, fridge and freezer. All appliances will be sold as seen with no warranties or guarantees.



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Floor Plans.

For illustrative purposes | Not to scale

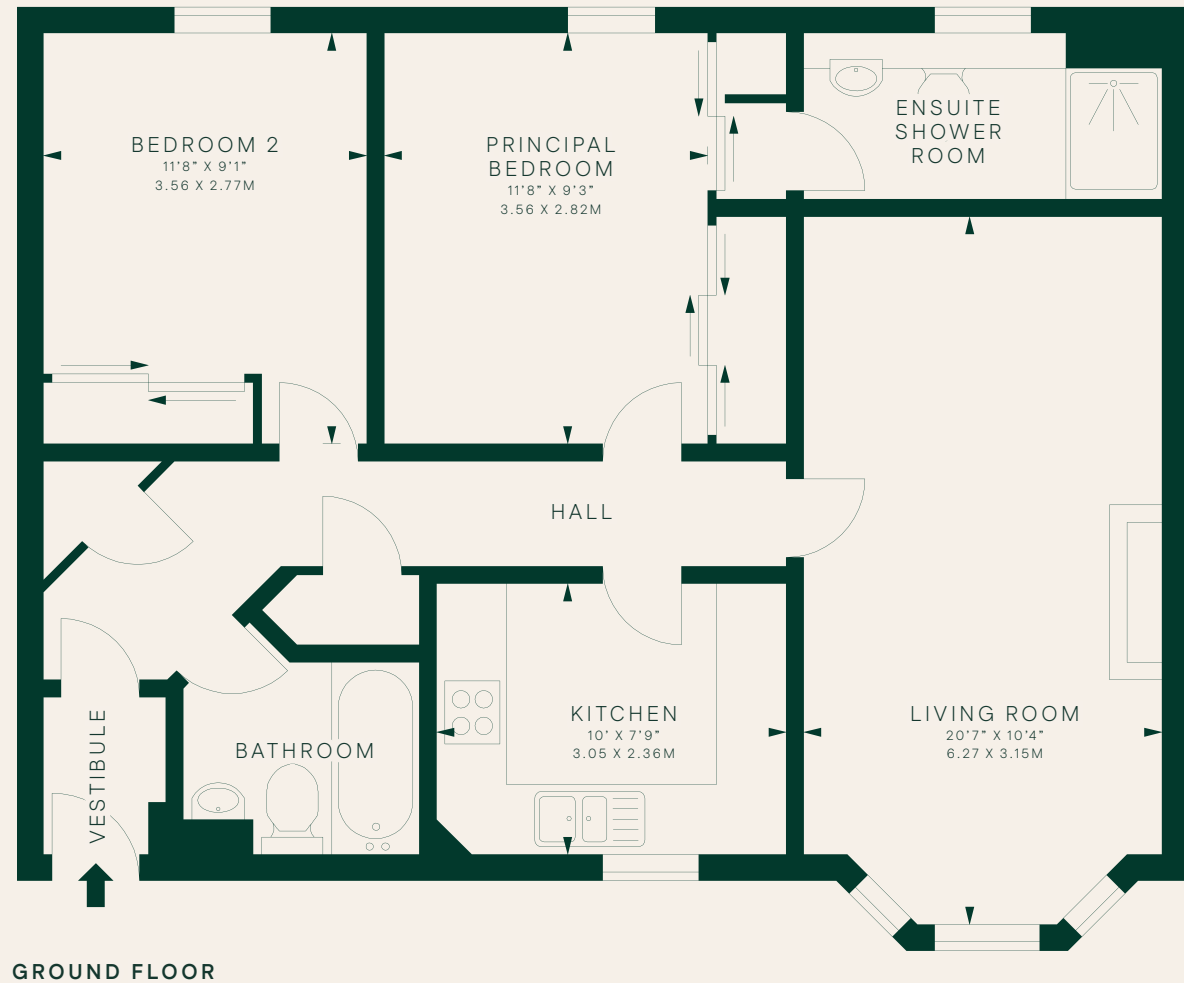
Approximate Gross internal Area: 764 ft² / 70.98 m²

COUNCIL TAX BAND | E

ENTRY | Negotiable

Factor.

Trinity Factors manage this development which ensures that all mutual areas are maintained to the highest of standards. We understand that this flat's share is approximately £1800 per annum and includes the mutual buildings insurance.



Location.

The subjects are located in the Liberton district of the City of Edinburgh on the South side. There are a first class range of specialist shops on hand including a Post Office and local grocery store serving the local community's daily requirements, with Straiton Retail Park which is a short distance away, offering a first class variety of main retail stores including a Sainsburys, Costco, Ikea and M & S Stores. There is a bus service which leads directly to Cameron Toll Shopping centre. The city by-pass is close-by ensuring swift access to Edinburgh Airport and other outlying districts.

Car Parking.

Allocated space Numbered 9/2 to the rear.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

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