

**Flat 26, 31 Liberton
Road
Edinburgh EH16 6AH
Offers Over £210,000**

- Living/dining room with French doors to private balcony
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and integrated appliances
- Large double bedroom with walk in wardrobe
- Shower room fitted with two-piece suite and walk in shower
- Electric heating and double glazing
- Communal gardens, roof terrace and living area
- Residents parking subject to availability

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £2424

Shared Ownership: N



Retirement Flat

Blair Cadell are delighted to bring to market this superb one bed retirement property. With fantastic local amenities and great links to the city centre, the property is in turn key condition throughout and must be viewed.

The accommodation comprises of a large living/dining room featuring access to a private balcony that is the perfect place to enjoy the morning sun. Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and integrated appliances included in the sale. A large double bedroom with a walk in wardrobe offering plenty of storage space. A fully tiled shower room fitted with a two-piece suite and walk in shower. Large storage cupboard in the hallway offering additional storage space. Electric heating and double glazing throughout. Beautifully kept communal gardens, a roof terrace and residents parking subject to availability for yearly fee, secure video entry system. The development also provides a residents' lounge, a laundry room, a guest suite (for an additional charge), a weekday housing manager, and a 24-hour careline alarm system. Prospective purchasers must be over 60 years of age and be capable of independent living. Any prospective buyer will also be required to meet with the housing manager to assess their suitability as a purchaser. *No warranties given for systems or appliances*

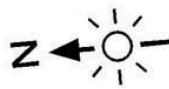
Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than ten minutes from the city by-pass. It is a popular and attractive place to live with Cameron Toll a short walk away and as well as a local GP practice. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury

Viewing by appointment on 0131 337 1800

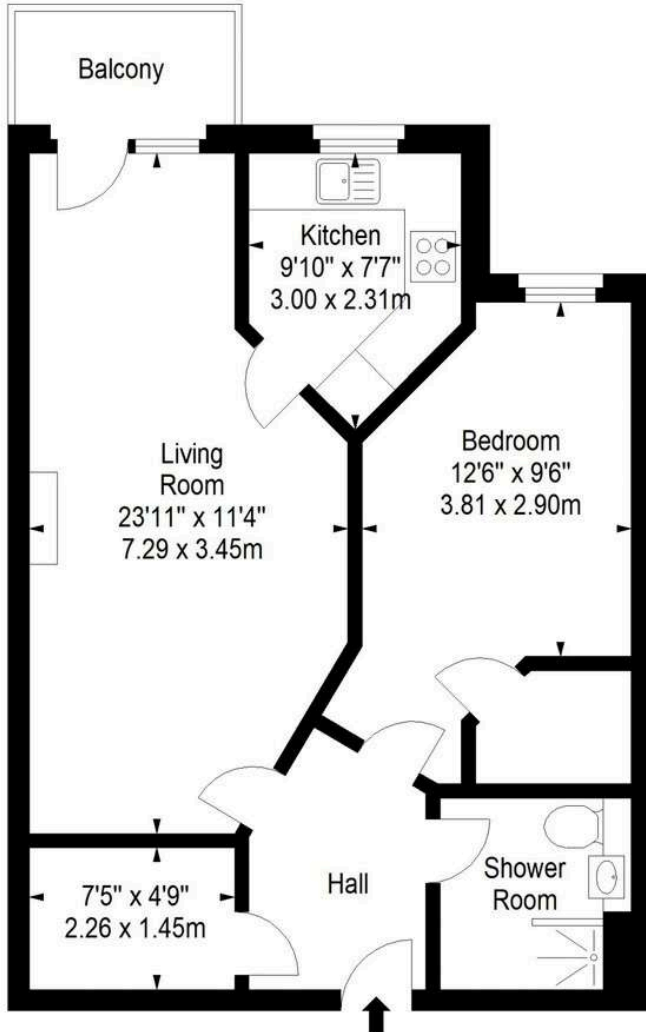




Liberton Road, EH16 6WH



Approx. Gross Internal Area
595 Sq Ft - 55.28 Sq M
For identification only. Not to scale.
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First Floor



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