










Offers Over
£199,995

43 Nellfield

Liberton | Edinburgh | EH16 6DY

This attractive, well presented terraced villa pleasantly situated within a quiet established development, in the popular Liberton district of the city, close to a host of excellent local amenities, transport links and The Royal Infirmary of Edinburgh hospital. Ideal purchase for the first time buyers or young professionals and early viewing is highly recommended.

-  2 bedrooms
-  1 public rooms
-  1 bathroom
-  Private garden
-  Residents parking
-  Council Tax Band - D
-  EPC Band - C



Description

In brief the accommodation comprises; entrance vestibule, spacious and bright lounge/dining, modern fitted kitchen with door providing direct access to rear garden, light and airy principal bedroom with fitted wardrobes, second well proportioned bedroom and stylish bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and access to attic storage with Ramsay ladder.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge/freezer and washing machine. The freestanding wardrobes in bedroom 2 and the garden shed will also be included in the sale.

Gardens & Parking

To the rear, there is a well maintained private garden which has an area of lawn and decking, ideal for outside dining/relaxing. Within the development there is residents parking. A fee of approximately £120 per year is payable to the residents association for the upkeep of the communal areas.

Viewing

By appointment through Neilsons 0131 625 2222.



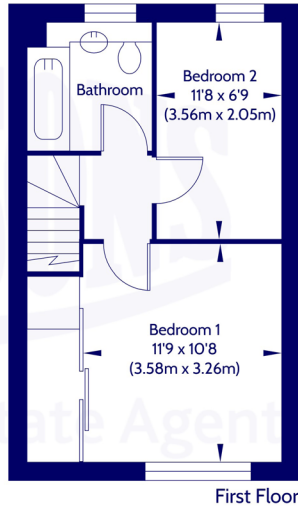
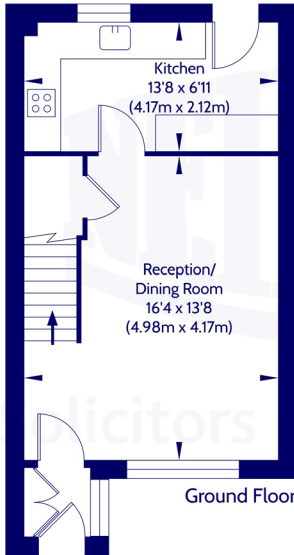


Location

Nellfield is a quiet and secluded modern development within the popular area of Liberton. Lying to the south of the city centre, the area has a good range of local shopping facilities at nearby Cameron Toll and there are additional shopping facilities at the nearby Straiton Retail Park and Fort Kinnaird. The City of Edinburgh Bypass is on hand linking the main Scottish motorway network system and excellent bus services serve the area linking the city centre and surrounding areas. Leisure and recreational facilities in the area include Liberton Golf Course, Gracemount Leisure and lovely walks can be enjoyed at the Hermitage of Braids and Blackford Hill nature reserve. The Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby and within walking distance.



Approx. Gross Internal Floor Area 61.29 Sq M / 659 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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