










Offers Over

£140,000

93/1 Liberton Gardens

Liberton | Edinburgh | EH16 6ND

A fantastic opportunity has arisen to acquire this lovely one bedroom ground floor flat forming part of an established residential development within the sought-after Liberton district. Set amongst beautifully maintained communal gardens whilst being situated close to excellent amenities and transport links, the property will undoubtedly appeal to first-time and investment purchasers. Viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Communal gardens
-  Allocated parking
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with a useful cupboard, bright and airy lounge/diner with twin windows and a pleasant rear-facing aspect, fully-fitted kitchen with a range of integrated and freestanding white goods, breakfast bar, tiling in splash areas and under-unit lighting, good sized double bedroom with fitted wardrobes with sliding mirrored doors and room for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower and handy storage cupboard.

Further benefits include a secure door entry system, electric heating and double glazing throughout.

Factor fees are payable of approximately £300 - £350 per quarter. .



Extras

Selected fixtures and fittings, including; integrated electric hob and oven, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The building is set within delightful mature landscaped gardens with a communal bin store. For the car owner, residents and visitors parking is available with Flat 1 benefiting from an allocated parking space.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

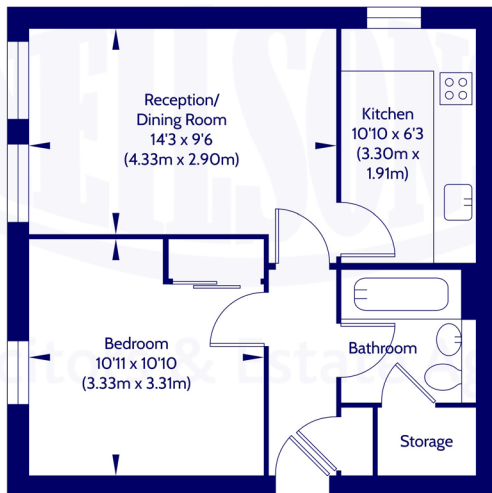
The sought-after residential district of Liberton lies approximately 4 miles to the south of Edinburgh City Centre. The property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing M&S food hall & Sainsbury's. Cameron Toll Shopping Centre is also nearby providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Gracemount Leisure Centre with Swimming Pool, Hillend Ski Centre and many beautiful walks in the surrounding Braid and Pentland Hills. The Blackford Hills and the Royal Observatory are just a short journey away and offer a variety of wildlife and nature walks and activities for all the family. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are within easy reach. Good schooling is within easy reach in both the state and private sectors.





Approx. Gross Internal Floor Area 39.62 Sq M / 427 Sq Ft.

Ground Floor



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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