










Offers Over
£165,000

7/2 Kenilworth Drive

Liberton | Edinburgh | EH16 6DB

A superb opportunity has arisen to acquire this well-proportioned two bedroom ground floor flat, pleasantly positioned within a popular pocket of Liberton. Boasting private gardens whilst being close to excellent amenities and transport links, the property is suited to a variety of purchasers including first-time buyers and buy-to-let investors.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  On-street free 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 useful storage provisions, bright and spacious lounge/diner with a rear-facing outlook, fully-fitted kitchen with a range of freestanding white goods, tiling in splash areas and a handy shelved storage cupboard, first generous double bedroom with fitted wall-to-wall wardrobes, second good sized double bedroom with ample space for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a secure door entry, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; freestanding cooker, washing machine and fridge, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property lies a sizeable private front garden, mostly laid to lawn with a border hedge. There is a small private section of garden to the rear of the building, with a garden shed and bench included, whilst residents also have access to use of the shared drying green. For the car owner, unrestricted on-street free parking is available to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

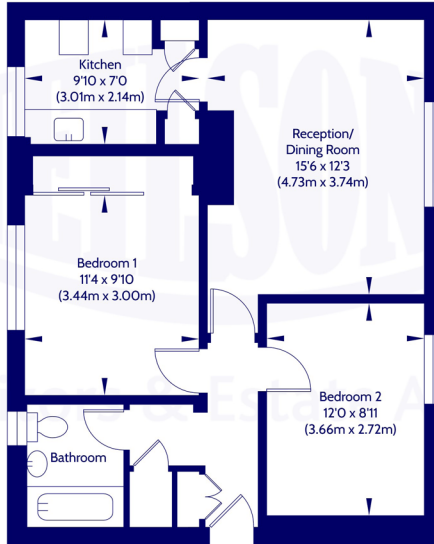
The property is situated within the popular area of Liberton. Lying to the south of the city centre, the area has a good range of local shopping facilities at nearby Cameron Toll and there are additional shopping facilities at the nearby Straiton Retail Park and Fort Kinnaird. The City of Edinburgh Bypass 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 59.38 Sq M / 639 Sq Ft.

Upper 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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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

