



Solicitors & Estate Agents










Offers Over

**£210,000**

## 4 Robert Burns Drive

Liberton | Edinburgh | EH16 6BJ

This spacious and bright end terraced villa with private garden to rear, is quietly positioned within the popular district of Liberton, close to fantastic local amenities and within easy reach of the City Centre. The accommodation would undoubtedly appeal to the young professionals and internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



## Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned lounge with good storage cupboard located off, stylish fitted kitchen/dining with door providing direct access to the private rear garden, light and airy principal bedroom with fitted wardrobes, second well proportioned double bedroom and modern bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed Aug 2023) and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and washing machine.

## Gardens and Parking

The property benefits from a fully enclosed private garden to rear, which is mainly laid to lawn with an area of patio. Ample on-street parking can be found to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.







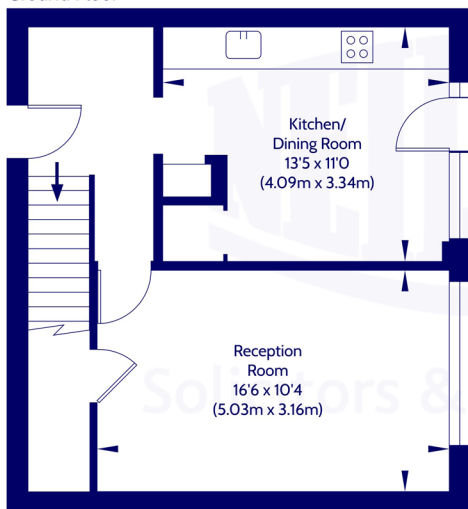
## Location

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.

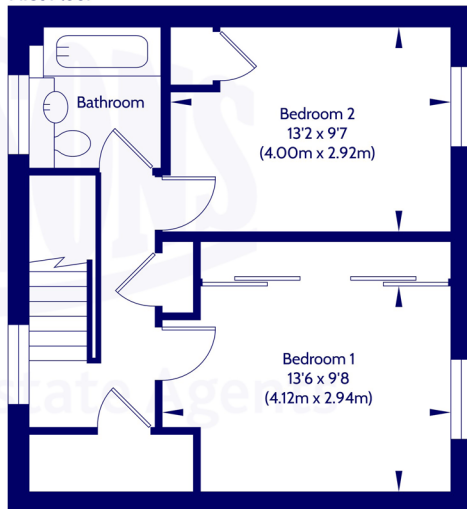


Approx. Gross Internal Floor Area 79.78 Sq M / 859 Sq Ft.

Ground Floor



First 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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