



Solicitors & Estate Agents










Offers Over

£199,995

93 Jean Armour Avenue

Liberton | Edinburgh | EH16 6XD

An excellent opportunity has arisen to purchase this lovely and bright two-bedroom terraced house with good size private sunny rear garden, quietly positioned with a popular residential estate lying within the Liberton district of the city.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private garden
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - B



Description

The generously proportioned accommodation shall undoubtedly appeal to the professionals or families alike and merits internal viewing to be fully appreciated. The light-filled accommodation comprises; entrance hallway with carpeted staircase leading to the upper floor. There is a good size rear facing lounge with French doors leading to the garden together with a sizable walk-in cupboard providing super storage facilities. The spacious dining kitchen affords a lovely aspect over the rear garden with window and fully glazed UPVC door. Fitted with a range of wall and base units with built-in gas hob, electric oven and hood included in the sale. Adequate space for dining table and chairs. Upstairs offers further storage provisions including two cupboards and an insulated attic with Ramsey ladder access. There are two spacious double bedrooms both with space for wardrobes and a bathroom comprising of a white three-piece suite with shower over bath. Further benefits include double glazing, an air source heat pump together with solar panels with 5kw battery.



Extra

All the fitted floor coverings and some light fittings are included in the sale together with the built-in gas hob, electric oven, hood and garden shed.

Gardens and parking

There is a beautifully maintained private garden located to the rear, offering a great space with expanse of lawn, attractive borders and housing the garden shed. For the car owner, ample unrestricted parking is available on-street.

Viewing

By appointment with Neilsons on 0131 625 2222





Location

Jean Armour Avenue is situated in the popular Liberton district of Edinburgh which lies to the south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills, Pentland Hills, Duddingston Loch and Bird Sanctuary. There are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses with Gracemount Leisure Centre with gym and swimming pool just a short distance away. There are excellent commuter links to Edinburgh City Centre and beyond via the City Bypass and a frequent bus service. Schooling is well-represented from nursery to senior level. There is day to day shops within Liberton and a Morrisons & Aldi supermarkets on Gilmerton Road. Further amenities can be found at Cameron Toll Shopping Centre and Straiton Retail Park both just a short drive away and offers a wide range of high street stores. Schooling in the vicinity range from nursery to secondary level and for further educational facilities, Edinburgh University's Kings Building campus is within easy reach together with Edinburgh's Royal Infirmary & Sick Kids Hospital.





Approx. Gross Internal Floor Area 98.92 Sq M / 850 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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