



Solicitors & Estate Agents



Offers Over

£275,000

27 Nellfield

Liberton | Edinburgh | EH16 6DX

Nestled within a quiet, established residential neighbourhood in Liberton, this beautifully presented three-bedroom terraced family home offers a perfect blend of modern interiors and practical living. Ideally located, the property enjoys excellent connections to the City Centre, local amenities, schools, and the wider commuter network, making it a superb choice for families and professionals alike.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Upon entering, a welcoming hallway with stylish laminate flooring leads the way, featuring a staircase to the upper level and useful under-stair storage. The bright, spacious dual-aspect reception and dining room provides an inviting setting for everyday family life and entertaining, decorated in soft neutral tones to complement a variety of furnishings. The recently installed contemporary kitchen is both functional and elegant, finished with soft grey wall and base units, subway-style tiling to the splash areas, and sleek worktops. It comes fully equipped with integrated appliances, including a fridge freezer, dishwasher, oven, and hob, as well as a free-standing washing machine, all included in the sale. A rear door offers convenient access to the garden. Upstairs, the principal bedroom enjoys a front-facing aspect, fitted carpet, and mirror-fronted built-in wardrobes providing excellent storage. Two further bedrooms offer flexible accommodation options, with one set to the rear and the other to the front, ideal for family use, guest space, or a home office. Completing the accommodation, the stunning new bathroom showcases a stylish modern design with a white three-piece suite, wash hand basin and WC set within sleek vanity storage, a rainfall-style overhead shower, and a contemporary heated towel rail.



A yearly payment of £120 is payable to Nellfield Association for the upkeep of the communal areas.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. All items of furniture may be included in the sale by separate negotiation.

Gardens & Parking

Externally, the home benefits from private front and rear gardens. The property benefits from an allocated parking space, while on-street parking is readily available for visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





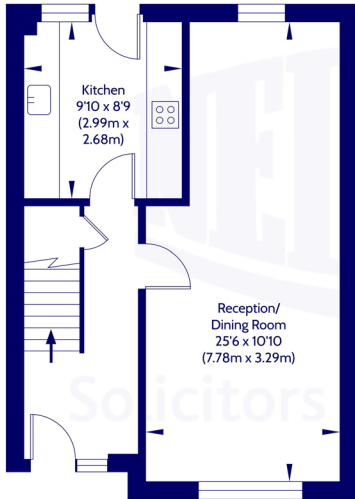
Location

Liberton is an established and much sought after residential district to the south of Edinburgh's City Centre with ample local shops and services to provide for day to day needs. Close by, The Cameron Toll Shopping Centre offers Sainsbury and Aldi supermarkets along with a gym and a good selection of high street named stores and Straiton Retail Park is a short drive away. Local schooling is available from nursery to secondary level with many of Edinburgh's private schools also within easy reach, as is The University of Edinburgh King's Buildings complex and the main university campus. 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 Royal Commonwealth Swimming Pool, Hillend Ski Centre, Gracemount Leisure Centre and Pool and many beautiful walks in the surrounding Braid and Pentland Hills, Blackford Hill and the Royal Observatory.

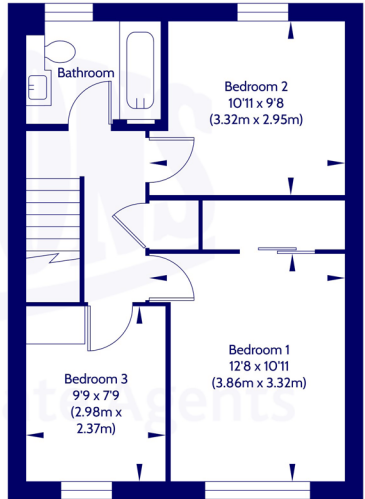




Approx. Gross Internal Floor Area 83 Sq M / 894 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

