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Offers Over

£225,000

2 Hazeldean Terrace

Liberton | Edinburgh | EH16 5RU

This bright and well-proportioned end of terrace house enjoys a substantial corner plot offering significant potential and opportunity to extend the accommodation, subject to the usual planning and consents. The home enjoys a peaceful, residential location within easy walking distance of superb amenities and transport links.

 2 Bedrooms

 1 Reception room

 1 Shower Room

 Private front, side and rear gardens

 Driveway

 EPC rating – D

 Council tax band - C



Description

The property has been a much-loved family home for over 70 years and now offers an excellent opportunity for a new owner to modernise and make it their own. The front door opens into a welcoming vestibule with a useful cloaks cupboard, leading through to the main hallway, which features a window to the front. The bright and spacious dual-aspect reception room provides ample space for both living and dining furniture and features a fireplace with a gas flame-effect fire, creating a comfortable focal point. To the rear, the well-proportioned kitchen enjoys views over the garden and is fitted with a good range of wall and base units. The cooker, fridge freezer, and washing machine are all included in the sale. From here, a rear hallway provides access to the garden and houses a large understair storage cupboard which may offer scope to create a ground-floor WC or utility area, subject to the usual consents. A staircase from the main hallway leads to the upper landing, where a hatch gives access to the attic storage space. The generous principal bedroom enjoys a dual aspect to the front and rear, with the rear window offering a lovely outlook towards Arthur's Seat, and includes a built-in wardrobe. The second double bedroom also features built-in storage and a window to the front. Completing the accommodation is a tiled shower room with a white suite, electric shower, and window to the rear. Additional benefits include gas central heating and full double glazing throughout.



Extras

The washing machine, fridge freezer, cooker, light fittings, curtains and window blinds are to be included in the sale. Some items of furniture are available to be included if desired.

Gardens and Driveway

A particular feature of this home is the superb plot it is positioned on with private gardens to the front, side and rear. To the front the garden is laid to lawn, bordered by a mature hedge with gate and pathway leading to the front door. To the side there is a generous lawn area with pebble chipped borders and a smart gated and monoblocked driveway providing off street parking. To the rear the enclosed garden offers an ideal spot for al fresco dining during the warmer months and safe space for children or pets to play. There are lawn and patio areas with the shed and greenhouse included in the sale and a gate connecting to the driveway.

Viewing

By appointment through Neilsons (0131 625 2222).





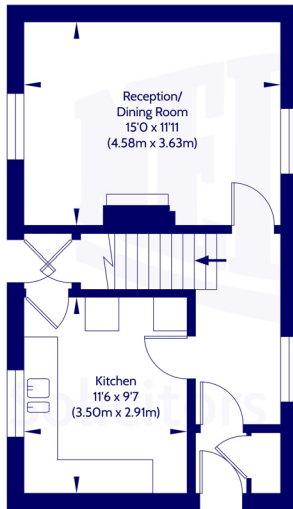
Location

The property is situated in The Inch, a popular residential district of Liberton, approximately 3 miles south of Edinburgh City Centre and ideally placed within walking distance of an array of excellent amenities, including the Cameron Toll Centre with supermarkets, shops, cafes and a gym, a choice of local health centres, Liberton Primary School and the wide green spaces of The Inch Park. Excellent local bus services provide swift access to the city and surrounding areas, with the Royal Infirmary also close at hand. Ideal for families, local schooling is provided within walking distance from nursery to secondary level, with the King's Buildings complex of Edinburgh University also nearby, further enhancing the area's appeal. A wealth of parks and recreational facilities can be found in the area, including the wonderful Craigmillar Castle Park, Holyrood Park and Arthur's Seat along with the Royal Commonwealth Pool complex and a choice of golf courses.

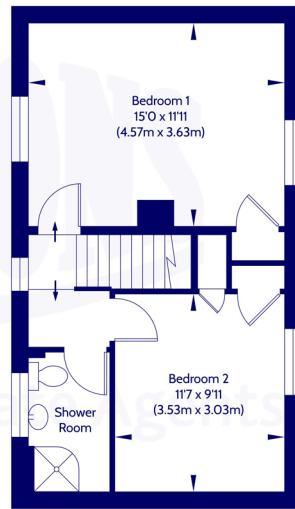




Approx. Gross Internal Floor Area 77 Sq M / 825 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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