





Welcome

Welcome to 1 Braefoot Terrace. Located just three miles from the city centre is this stunning main door flat. The property is a short walk from Cameron Toll and neighbours the University of Edinburgh's Kings Buildings with frequent transport links to the city centre.

No 1 offers spacious living accommodation with good natural light and some fantastic features such as high ceilings, coving, a beautiful wooden flooring throughout and is tastefully decorated. Further benefiting from GCH and a small garden area to the side.

The accommodation needs to be viewed to be appreciated but briefly comprises:

- Private side gated entrance with small garden area
- Welcoming entrance hall with excellent storage and attractive built in bookcases
- Generously proportioned lounge with a stunning triple window formation, wooden stove burner giving a perfect focal point to the room, tastefully decorated and space for lounge and dining furniture
- Spacious modern kitchen with a good range of cream wall and base units, electric oven with gas hob, attractive tiling around the ample worktop space and window giving views of the garden
- Bedroom 1 is located to the rear of the property with pleasant views and decorated to give a tranquil feel and benefits from an Edinburgh press
- Bedroom 2 is of double proportions and has excellent natural light and built in storage
- Boxroom study located off the hall
- Modern bathroom with a white three piece suite with shower over bath and stylish tiling.





Liberton

The suburb of Liberton offers a village atmosphere, yet is only situated three miles south of the City Centre of Edinburgh. The area is mainly residential with many beautiful and tranquil green spaces on your doorstep and it is well situated for the commuter and offers easy access to the City Bypass and motorway. The area enjoys frequent bus services to the City Centre and surrounding areas. With a range of shops close by, including Cameron Toll Shopping Centre (with a range of retail outlets shops including Sainsbury's) and more traditional shops in the older parts of Liberton itself, including a post office, bank, chemist and restaurant, there is no need to travel to the centre for shopping. There are reputable state schools at primary and secondary level and various private schools available in the area. Also ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Braid Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton or Braids golf clubs, all of which enjoying panoramic views of the city round of golf at Liberton or Braids golf clubs, all of which enjoying panoramic views of the city.

Extras


Included in the sale are window coverings, light fittings, fridge freezer, dishwasher, washing machine and tumble dryer.



Get in touch

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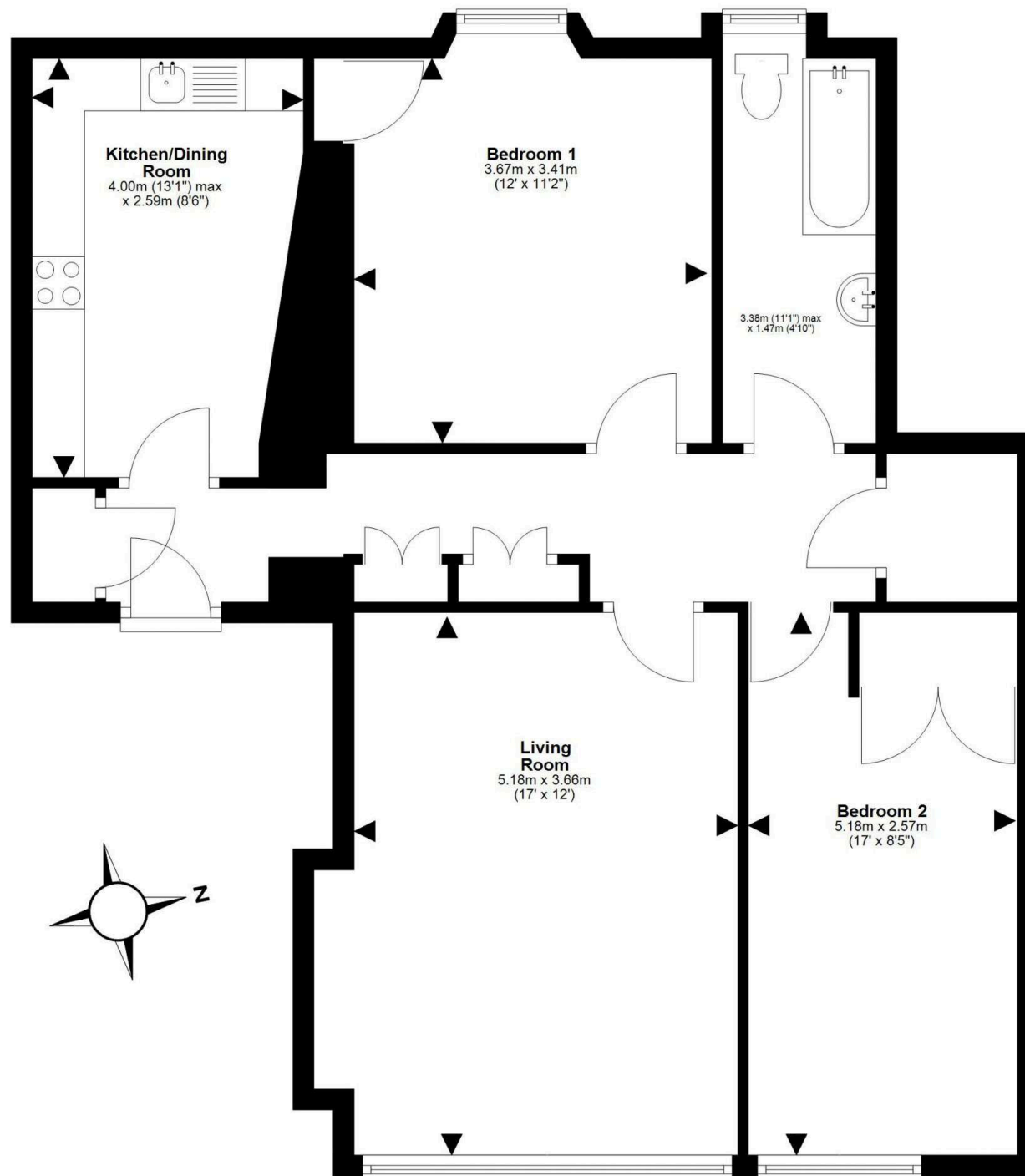
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.