



CLANCYS

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37 The Murrays Brae,

Edinburgh, EH17 8UF



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FREEHOLD

Description

An excellent opportunity has arisen to acquire this superbly presented lovely 2-bedroom mid terraced villa, ideally located in a sought-after residential area of Liberton, just south of Edinburgh's city centre. The property is presented to the marketed in immaculate order throughout and has been decorated in neutral tones. The accommodation comprises a welcoming entrance hall, a bright and spacious lounge, a modern fitted kitchen, two good sized light and airy double bedrooms and a contemporary bathroom with white three-piece suite with glass screen and electric shower over the bath. The property further benefits from electric heating, double glazing and attic with pull down ladder. Externally there are well maintained private gardens to the front and rear and an allocated parking space to the front. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location

Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

Extras

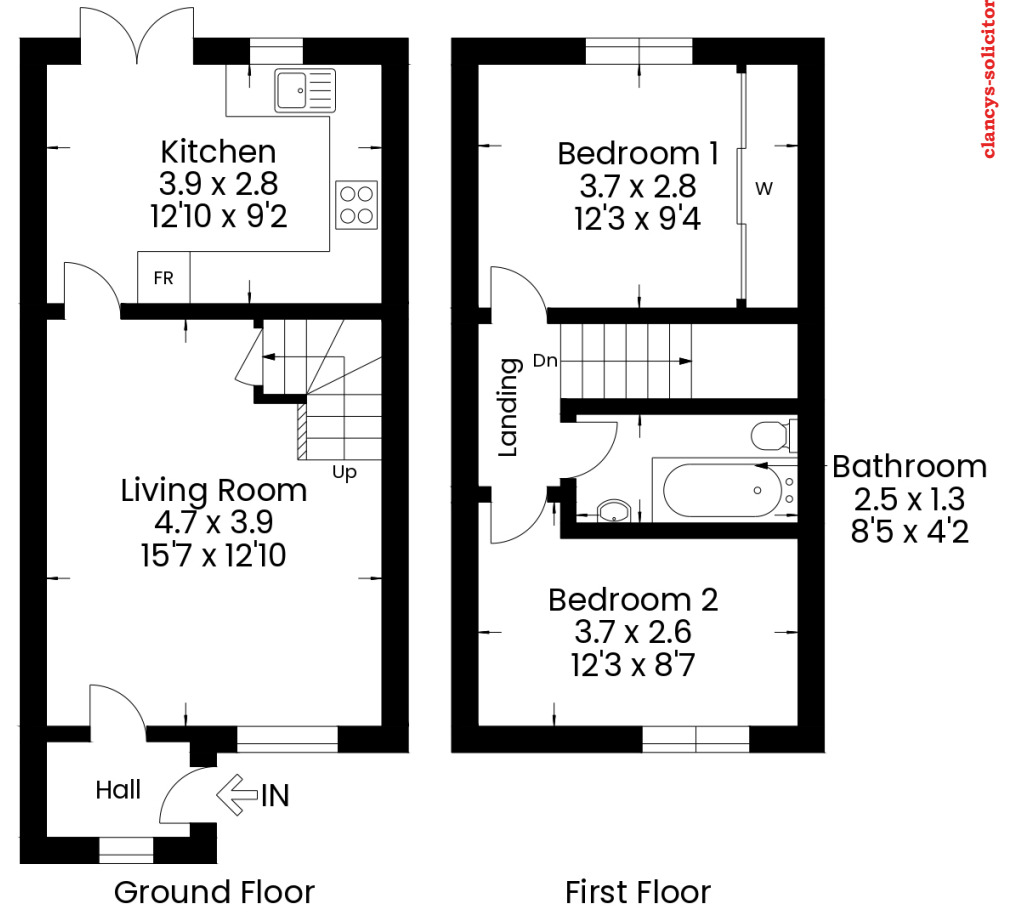
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hall
- Lounge
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Electric heating
- Double glazing
- Attic with pull down ladder
- Private gardens to the front and rear
- Allocated parking space
- EPC rating - D
- Council Tax Band – E
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025