



Charming

One bedroom, upper flat with garden



Charming, one bedroom, upper flat, located in the highly regarded residential area of Liberton, within easy reach of a good range of local amenities and the City Centre, ideal for a first-time buyer or an investment buy. The property is situated on a quiet, leafy lane leading to the Hermitage Nature Reserve. The property would now benefit from some upgrading, giving buyers the opportunity to add their own stamp to the flat. The accommodation is on the first floor and consists of a shared (with one other flat), external entrance stair and attic for storage. There is a hall, with a store cupboard, living room, with lovely open views, space for dining, a kitchen, again with open views, fitted units and appliances, a sunny double bedroom, with built-in storage, and a bathroom. There are three tiers of private, south facing garden to the rear and unrestricted on-street parking. The Hermitage, Braid Hills and Blackford Hill are all within a short walk from the property.



Key Features

- Shared entrance stair and store
- Hall
- Living room
- Kitchen
- Double bedroom
- Bathroom
- Shared attic
- Double glazing
- South facing garden
- Unrestricted on-street parking



Liberton

Liberton is situated to the south of the city centre and is perfectly placed for the new Edinburgh Royal Infirmary, Kings Buildings, Edinburgh University buildings and Sick Children's Hospital. There are local shopping amenities within walking distance, catering for every day needs and Cameron Toll shopping centre which has a Sainsbury's supermarket along with various other retail outlets. Newington offers a variety of local shops, banks, post office and many cafes/bars, restaurants. Heading south out the city it is within easy reach of Pentland Retail Park at Straiton, as well as Ikea and Costco. There is an excellent and frequent public transport service into the city with the local terminals just a short stroll from the property. Swift access to the City by-pass, offering connections to the M8/M9, Forth Road Bridge and Edinburgh Airport. The district offers an abundance of recreational amenities including Festival Theatre, Queens Hall, Royal Commonwealth Pool, the open spaces of Holyrood Park/Arthurs Seat, various golf courses and cosmopolitan choice of cafes/bars and restaurants.



Extras

All fitted floor coverings, light fittings, cooker (sold as seen), washing machine, fridge are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£135,000

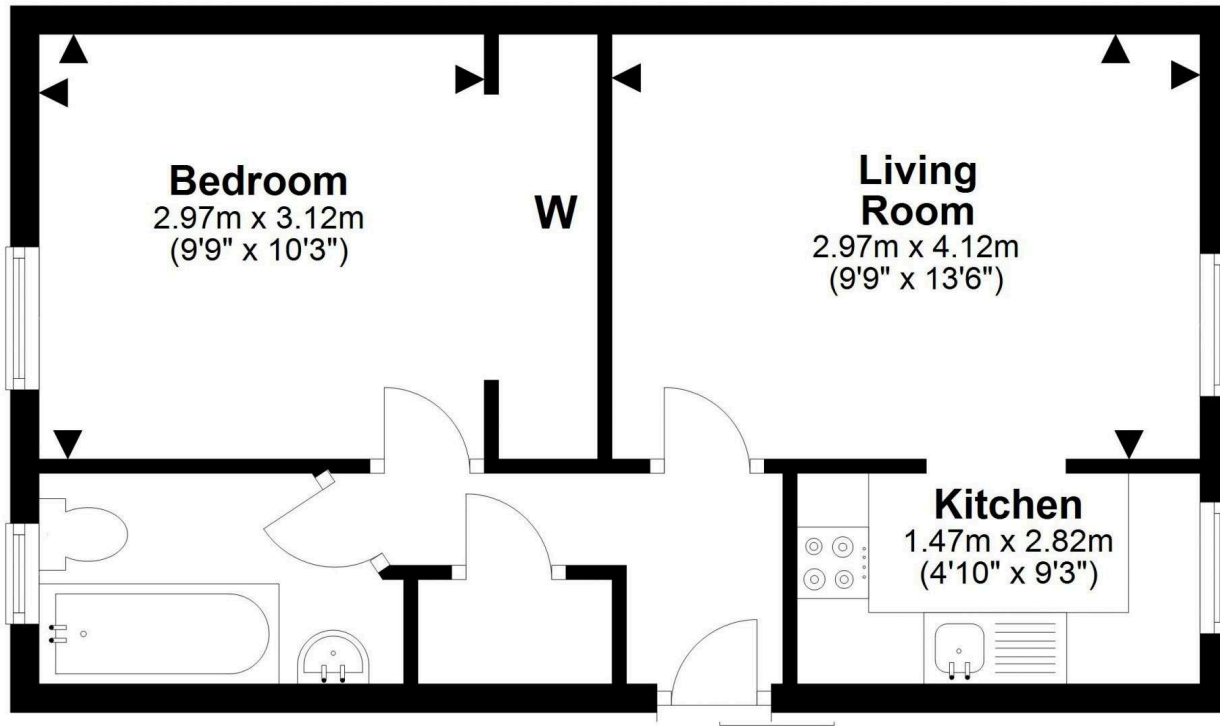
EPC Rating

F

Tenure

Free hold

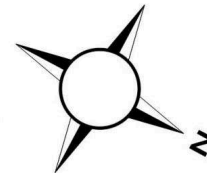




Total area: approx. 36.9 sq. metres (397.6 sq. feet)

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.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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