



Liberton

2/7 Robert Burns Drive
EH16 6BJ



Top Floor Flat (Buzzer 7)

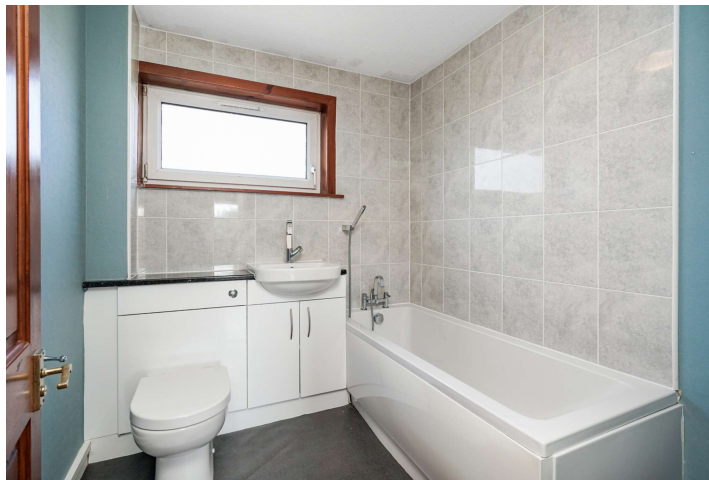
FIXED PRICE £139,995

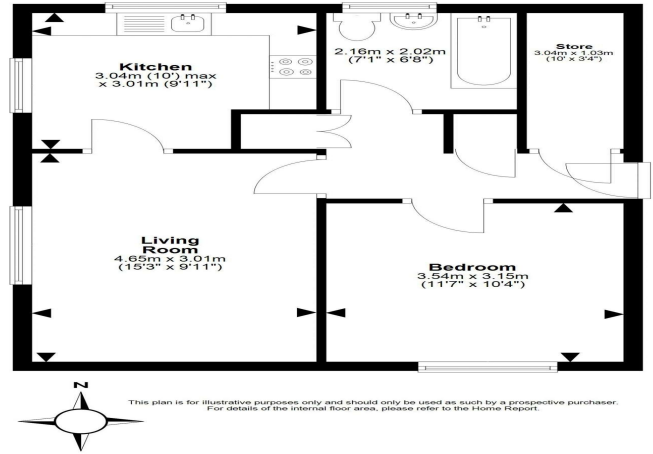
- Hallway
- Living room
- Kitchen
- Double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Communal gardens
- Unrestricted parking
- Excellent transport links
- Views of Arthurs Seat

Viewing - by appointment call
Beveridge & Kellas on 0131 554
6321









This 1 bedroomed top floor flat is situated in the Liberton area, a popular residential district lying to the south of the City Centre. Whilst enjoying a peaceful location, The property is within easy reach of public transport providing direct access into the city centre. Local shops and services are on hand together with the Cameron Toll Shopping Centre and Straiton Retail Park both only a short distance away providing a selection of high street stores. Leisure and recreational facilities are within the vicinity including wonderful walks available on hand at the Braid Hills and Hermitage of Braid walkway. Gracemount Leisure Centre with swimming pool is nearby together with many golf courses. Edinburgh University King's Building campus is within easy reach together with the Edinburgh Royal Infirmary Hospital, Simpsons Maternity unit and the Royal Hospital for Children and Young People. For the commuter, the property is within easy reach of the City of Edinburgh Bypass which links the main Scottish motorway network system together with Edinburgh International Airport.

The flat is accessed via a shared stair and opens to an entrance hall which has an entry phone handset, a deep storage cupboard, 2 additional built in cupboards, and the rest of the flat off. The bright living room enjoy views to the Pentland Hills and has the kitchen off. The kitchen looks out onto exceptional views of Arthurs Seat, has base and wall units, integrated oven and electric hob, freestanding washing machine and an undercounter fridge. A double bedroom also enjoys views to the Pentland Hills.

Completing the accommodation is a bathroom with partially tiled walls, WC with hidden cistern, wash hand basin within a vanity unit, and a bath with an overhead shower unit. Additional benefits include gas central heating, double glazing, on street parking, shared internal drying area, and communal gardens.

EXTRAS

All aforementioned white goods, curtains/ blinds, and light fittings to be included in the sale (no warranties to be given). The property will be sold as seen under the Financial Guardian and the condition of any systems of a working nature will not be warranted

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc