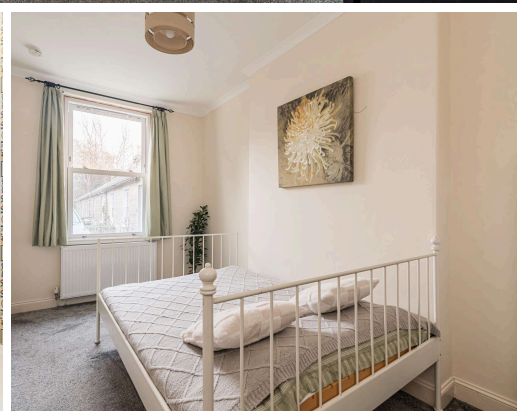




4 Kingston Avenue, Liberton,  
Edinburgh, EH16 5SP

- Excellent commuting links
- Walking distance from The Royal Infirmary
- No Onward Chain
- Neutral Décor throughout
- EPC: Band D
- Council tax band: B





A charming one-bedroom ground-floor apartment, quietly positioned within a peaceful cul-de-sac and benefiting from off-street parking to the front. Kingston Avenue is ideally located within walking distance from The Royal Infirmary and a short bus journey/drive to the King's Buildings, making this property particularly attractive to staff or anyone seeking close proximity to these key locations.

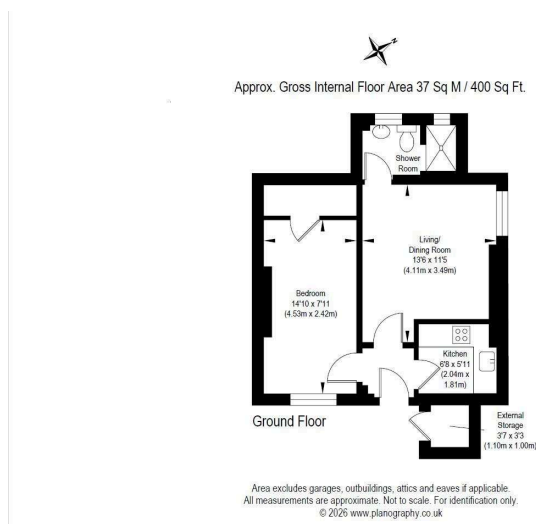
Internally, the apartment features neutral décor throughout, providing a blank canvas for buyers to personalise. The bright living room is situated to the rear, with a large side window allowing plenty of natural light into the space. Also to the rear is a well-presented, mainly tiled shower room fitted with a clean, modern three-piece suite. The front-facing bedroom comfortably accommodates a double bed, while a generous storage cupboard to the rear offers excellent additional space and could be utilised as a walk-in wardrobe. The kitchen, located to the front of the property, is fitted with a range of wall and base units to maximise storage and comes equipped with a freestanding washing machine and under-counter fridge.

Externally, the property enjoys its own private patio area to the front, along with desirable unrestricted parking within the cul-de-sac whereas on street parking outwith the cul-de-sac permits are required. To the side, a convenient timber shed provides useful extra storage, ideal for bicycles or garden furniture. A pathway leads around to a large, well-maintained communal

garden, mainly laid to lawn, offering a pleasant outdoor space to enjoy.

#### Location

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city, just a short walk across the road from the property. Craigmillar Castle park is located a short walk from the apartment, idyllic walks and dog friendly paths makes this a popular location.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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