

LIBERTON

44 JEAN ARMOUR AVENUE
EH16 6XB



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EPC RATING: D

OFFERS OVER £195,000



TWO BED END TERRACED HOUSE WITH GARDEN IN POPULAR LIBERTON DEVELOPMENT

Great value two bed house located in a quiet cul de sac in this well-liked estate, now requiring some updating. A few minutes' walk from all the amenities of Cameron Toll and with easy access into the city centre, making it ideal for commuters. Also close to both the Royal Infirmary and Kings Buildings. Perfect for first time buyers, professionals, students or a young family.

VIEWING

Sun 2-4pm Or pls call 01314466850

PROPERTY DESCRIPTION

- Large inviting hallway with staircase to upper level with open storage area beneath, stripped wooden flooring and two storage cupboards on the upstairs landing
- Spacious living room with stripped wood flooring and expansive window overlooking the garden, together with a huge storage cupboard housing the boiler
- Bright kitchen/dining room with selection of fitted units & appliances, lots of space for a dining table and sliding patio doors to the rear garden
- Two well-proportioned double bedrooms – one with a fitted cupboard
- Modern white bathroom suite comprising bath, sink & wc
- Gas central heating from Worcester condensing combi boiler located in the cupboard off the living room
- Linked fire alarm system
- Upvc double glazed casement windows
- East facing rear garden with lawned areas, patios, flower beds & shed
- Off street parking to the front

AREA

Liberton is a popular area in the south of the city which is mainly residential. The property itself is located on a quiet cul de sac on a popular development. There are excellent shopping facilities available at nearby Cameron Toll Shopping Centre or Straiton Retail Park which provide a wide range of supermarkets and other retail outlets. There are also a good range of leisure facilities in the vicinity, including Gracemount Leisure Centre & Liberton Golf Club. The area has reputable state schools at primary & secondary level and the property is in the catchment for Liberton & St John Vianney RC Primary Schools & Liberton & Holy Rood RC High Schools. The property is also ideally located for Edinburgh University King's Buildings and the Royal Infirmary.

Regular bus services run along the main road to the city centre. There is also very easy access onto the city bypass and the motorway network beyond.

EXTRAS

The curtains, light fittings, gas hob, oven, washing machine are included in the sale.

HOME REPORT VALUATION

£210,000

Living room	16'5 x 10'6 (5.00 x 3.20m)
Kitchen/dining room	13'5 x 10'11 (4.09 x 3.33m)
Bedroom 1	13'5 x 11'9 (4.09 x 3.58m)
Bedroom 2	13'5 x 9'7 (4.09 x 2.29m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

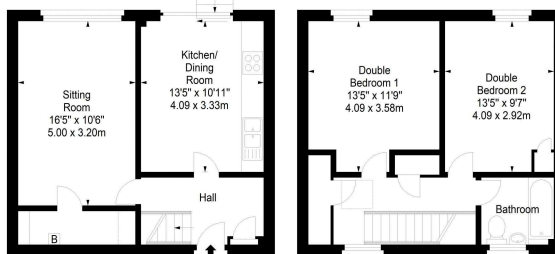
None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Jean Armour Avenue, EH16 6XB



Approx. Gross Internal Area
883 Sq Ft - 82.03 Sq M
For identification only. Not to scale.
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