

20/4 Captains Drive

LIBERTON, EDINBURGH, EH16 6QW



*Generous and Modern One Bedroom
Flat In Edinburgh's Liberton Area*



0131 524 9797



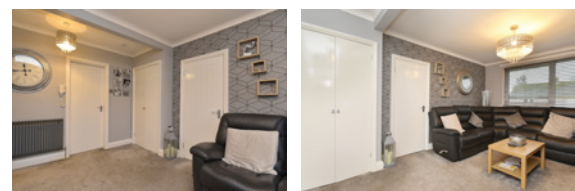
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McEwan Fraser Legal is delighted to present this generously proportioned one-bedroom flat in excellent condition having been well-maintained and upgraded by the current owner.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is bright and spacious with various possibilities for furniture arrangements.
- Fully equipped kitchen which is accessed from the lounge and is modern with hob, fan oven and white goods.

THE KITCHEN



- The property benefits from one generous double bedroom which has a large walk-in wardrobe which leads to the property's facilities.
- The bathroom is modern and has been upgraded to an excellent standard.

THE BEDROOM



THE BATHROOM



In addition to this, the property includes gas central heating, modern double-glazed windows, free on-street parking and a generous communal rear garden with a decked seating area and a large summer house and patio area for enjoying the Summer months.

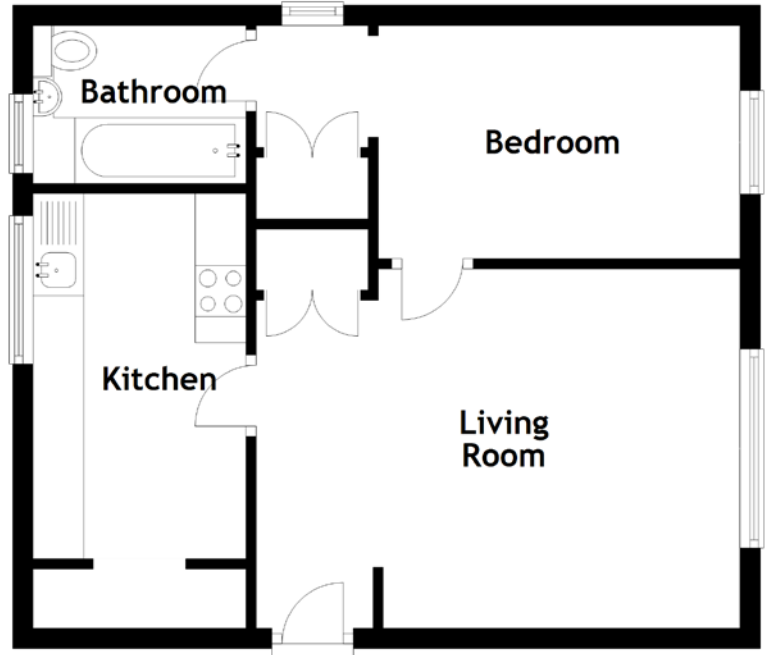
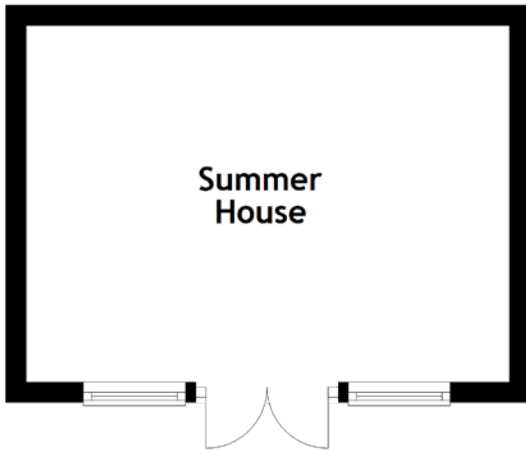
EXTERNALS



THE SUMMER HOUSE



FLOOR PLAN, DIMENSIONS & MAP

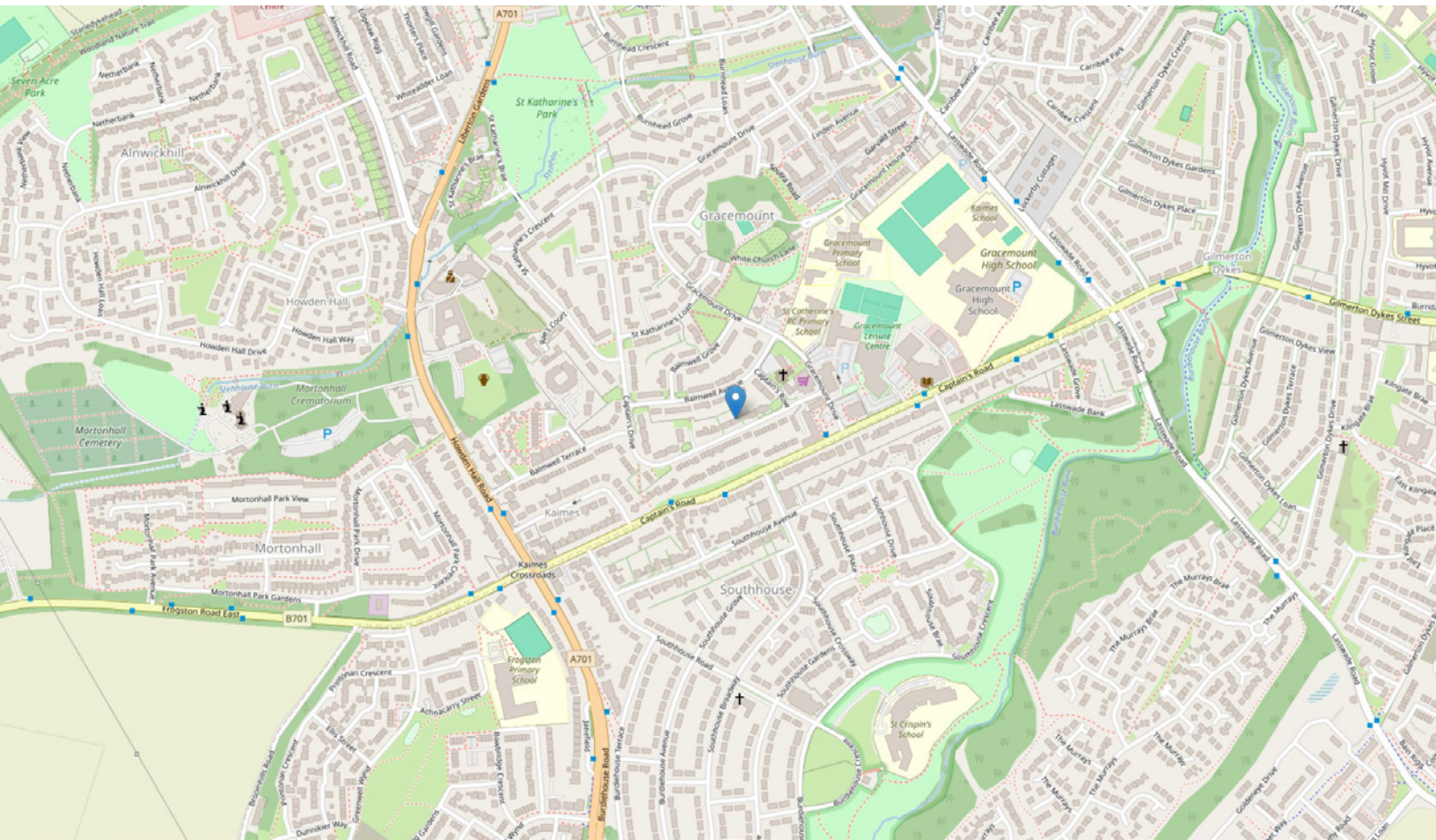


Approximate Dimensions (Taken from the widest point)

Living Room 4.75m (15'7") x 3.53m (11'7")
 Kitchen 3.36m (11') x 2.18m (7'2")
 Bedroom 3.55m (11'8") x 2.29m (7'6")

Bathroom 2.09m (6'10") x 1.55m (5'1")
 Summer House 4.75m (15'7") x 3.50m (11'6")

Gross internal floor area (m²): 42m²
 EPC Rating: C



THE LOCATION

Liberton is a sought-after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.





There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located in Little France just a short car journey away. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



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