




McEwan Fraser Legal

Solicitors & Estate Agents

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1 Clackmae Road

LIBERTON, EDINBURGH, EH16 6NY



McEwan Fraser Legal is delighted to present this bright three-bedroom semi-detached home with mature private front and back gardens.

Inside, the property comprises two public rooms. The living/dining room has plenty of space for furniture and is flooded with natural light. The property also benefits from a charming sitting/family room to the side with wooden flooring and triple aspect windows overlooking the garden.

There is a fully equipped kitchen which is accessed off the hallway and provides access into the rear garden. The kitchen is fitted with gas hob, double fan oven with free-standing white goods.





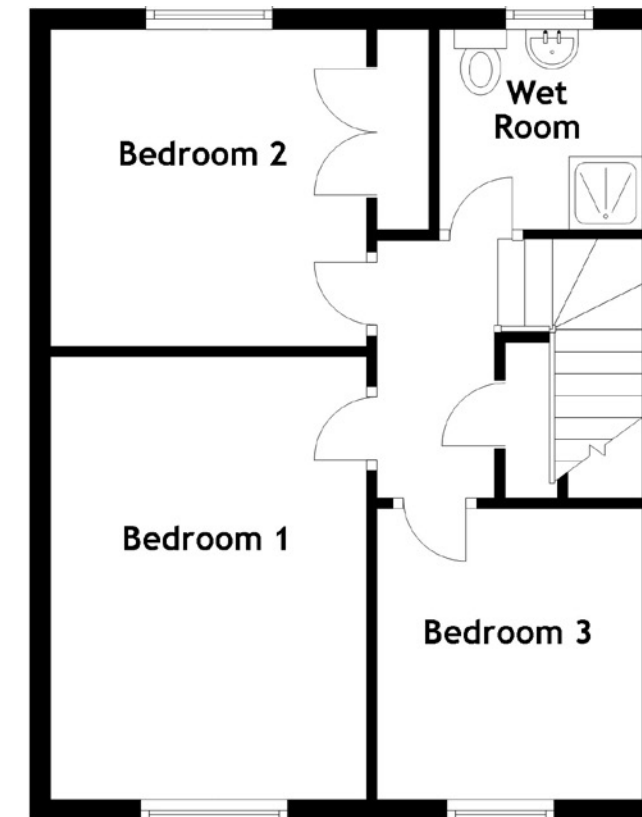
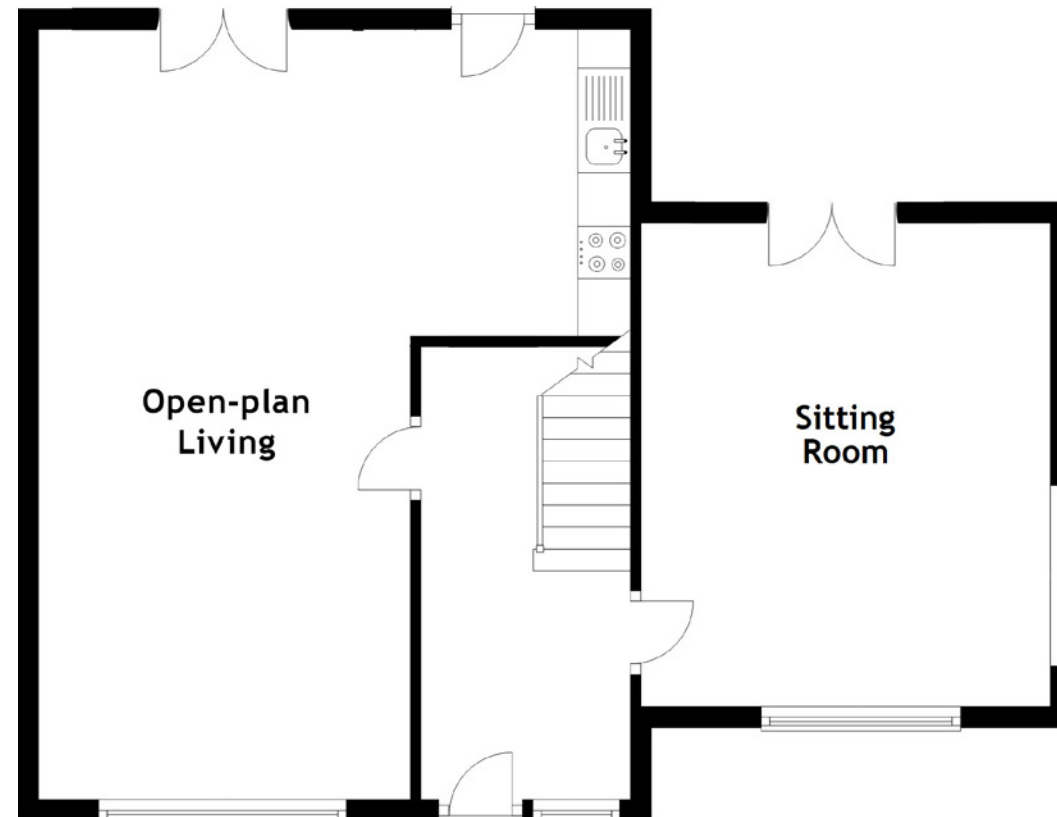
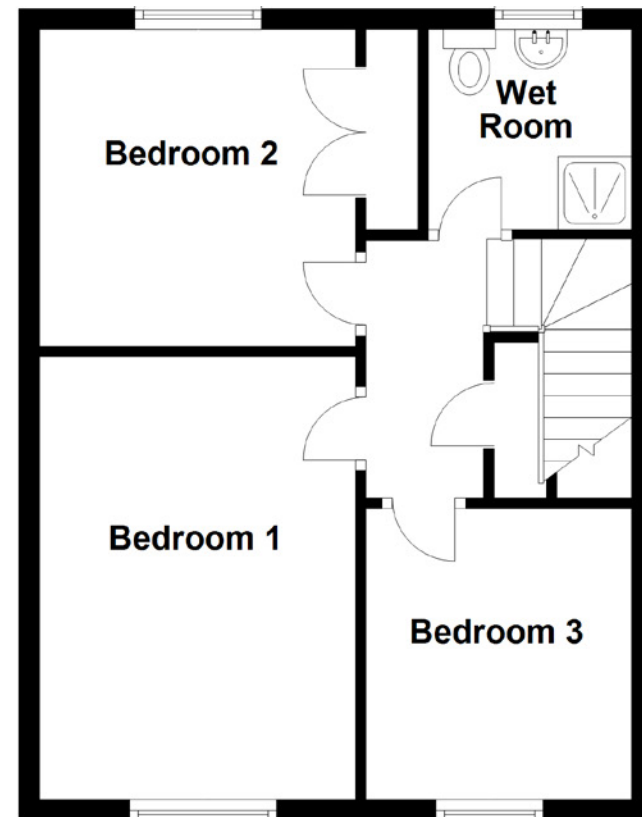
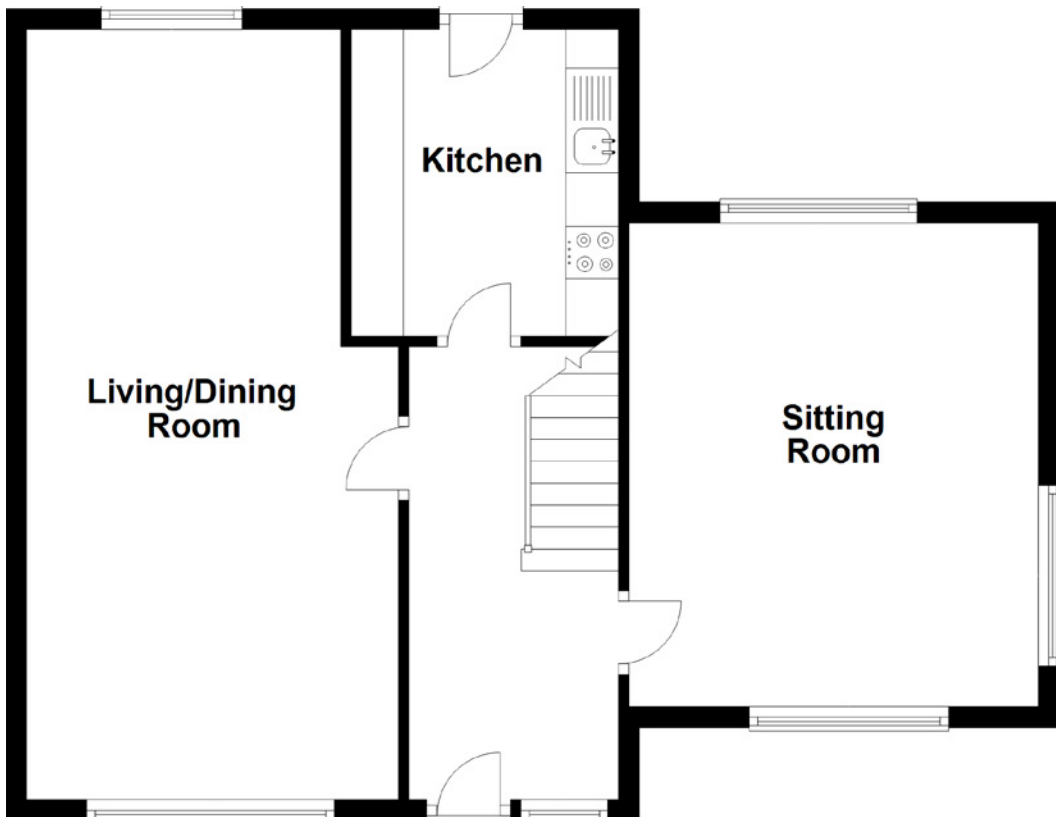
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The house has three bedrooms two of which are spacious double bedrooms and one single bedroom. Bedroom two benefits from integrated storage whilst bedrooms one and three offer space for free-standing storage options. There is one main family bathroom on the first floor which has been recently upgraded to create a new wet room with walk-in shower.

In addition to this, the property includes gas central heating and some double-glazed windows making for a warm and cost-effective home, year-round. There is a single garage and a two-car driveway with off-street parking available.





Approximate Dimensions
(Taken from the widest point)

Living/Dining Room 7.35m (24'1") x 3.55m (11'8")
 Sitting Room 4.61m (15'2") x 3.91m (12'10")
 Kitchen 2.92m (9'7") x 2.55m (8'4")
 Bedroom 1 4.23m (13'10") x 3.02m (9'11")

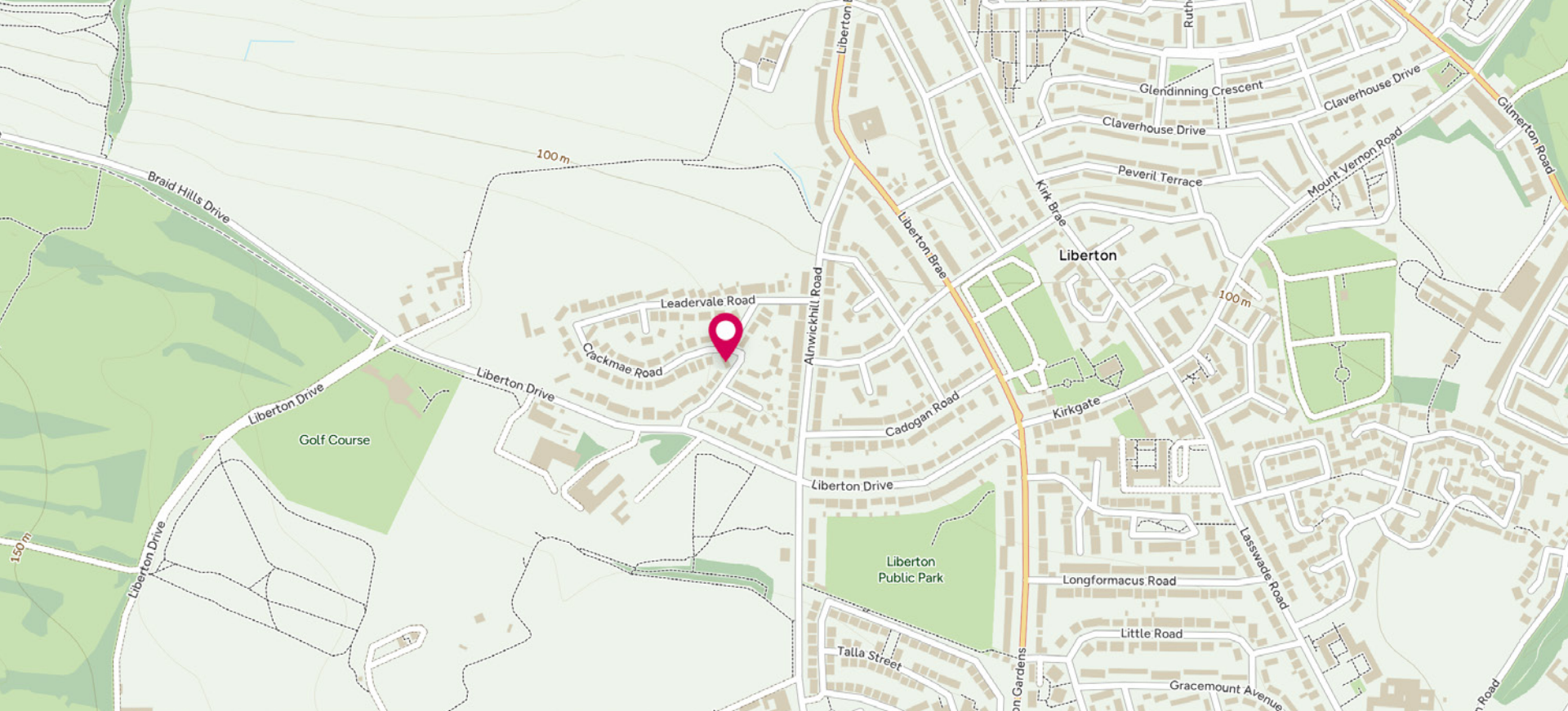
Bedroom 2 3.02m (9'11") x 3.02m (9'11")
 Bedroom 3 2.78m (9'1") x 2.53m (8'4")
 Wet Room 1.94m (6'4") x 1.91m (6'3")

Gross internal floor area (m²): 101m²
 EPC Rating: D

It is worth noting that we have pulled together a proposed floorplan for the property, with the correct consent the alterations could be made to improve the flow of the house for modern day, open plan living.



Liberton is a sought-after residential area lying to the south of the city centre. Services include a post office, pharmacist, florist, and newsagents. Cameron Toll Shopping Centre and Straiton Park are a short car journey away. The Kings Buildings campus of Edinburgh University and The Edinburgh Royal Infirmary are located nearby. There is easy access to nursery, primary and secondary education and independent schools are easily accessible by bus. Recreational facilities include walks around Blackford Hill, the Hermitage and the Braid Hills. Golf Courses including Liberton, Craigmillar Park and the Braid Hills public golf course are close by.




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