

# KILGOUR

PROPERTY



**3/6 Fala Place, Edinburgh, EH16 6FG**





- Kitchen/Living/Dining Room
- Bedroom 1
- En-Suite
- Bedroom 2
- Bathroom
- Garden
- Gas central heating
- Double glazed windows
- Council Tax - Band C
- EPC - Band C

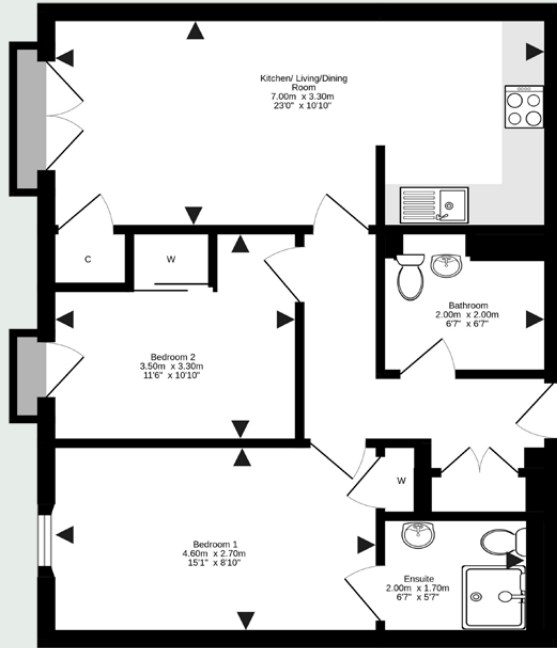
Viewing by appointment through selling agent on 0131 273 5233

## Description

Part of a contemporary development this flat promises modern interiors that are finished to high standards, including neutral décor and quality fixtures and fittings. This home further benefits from sociable open-plan living, as well as an integrated kitchen, an en-suite, and a family bathroom.

## Location

Liberton is a sought after suburb in the South approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury, within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

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EPC BANDC  
C  
COUNCIL TAX BAND

Kitchen/Living/  
Dining Room

26'11 x 12'2

7.00m x 3.30m

Bedroom 1

15'1 x 8'10

4.60m x 2.70m

En-Suite

6'7 x 5'7

2.00m x 1.70m

Bedroom 2

11'6 x 10'10

3.50m x 3.30m

Bathroom

6'7 x 6'7

2.00m x 2.00m







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