



9/7 Liberton Place
LIBERTON | EDINBURGH | EH16 6NA


warners
solicitors & estate agents



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Beautifully presented and maintained two bed top floor apartment with a pleasant outlook and an allocated residents parking space. This is a particularly light and spacious property, ideal as either a comfortable private home or an investment purchase. Plenty of free floor space is available within the public room for both relaxing and entertaining. This room benefits from windows on two elevations, ensuring maximum natural light and there is also a mantelpiece fitted with electric fire. Sleek white gloss units feature within the fitted kitchen, which is completed with Bosch appliances. There are two double sized bedrooms on offer, both fitted out with mirrored wardrobes. The main bedroom has an en-suite off with a large cubicle and mixer shower. There is also a separate fully tiled bathroom with electric shower over the bath. Further storage space includes two cupboards off the hallway and the part floored loft. Entry into the communal stair is by way of a security entryphone system. Attractively landscaped grounds within the development incorporate an allocated parking space for this property, with additional spaces for visitors to park.

This property is superbly tucked away on a sought after development conveniently placed for easy access to 7, 31, 37 and 47 bus routes to the City Centre and amenities, including shopping at Cameron Toll and Straiton, green spaces at the Braid Hills and the Edinburgh Observatory and easy access to the City bypass and Edinburgh Airport.

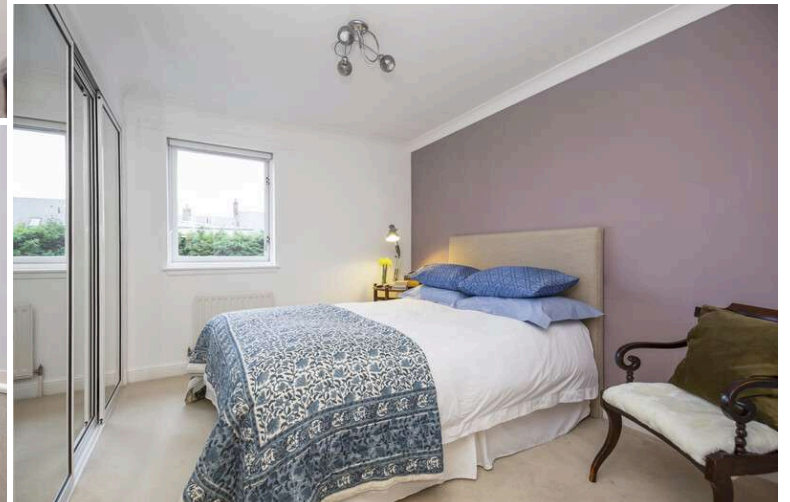
- Large bay windowed living/dining room
- Smartly fitted kitchen with Bosch appliances
- Principal double bedroom with fitted mirrored wardrobes and an en-suite shower-room
- Second double bedroom with fitted mirrored wardrobes
- Bathroom with electric shower
- Vestibule and hallway
- Gas central heating
- Well maintained landscaped communal gardens
- Allocated parking space
- Factor and Residents' Association
- Double glazing
- Loft and cupboard storage
- Security entryphone system to communal stair

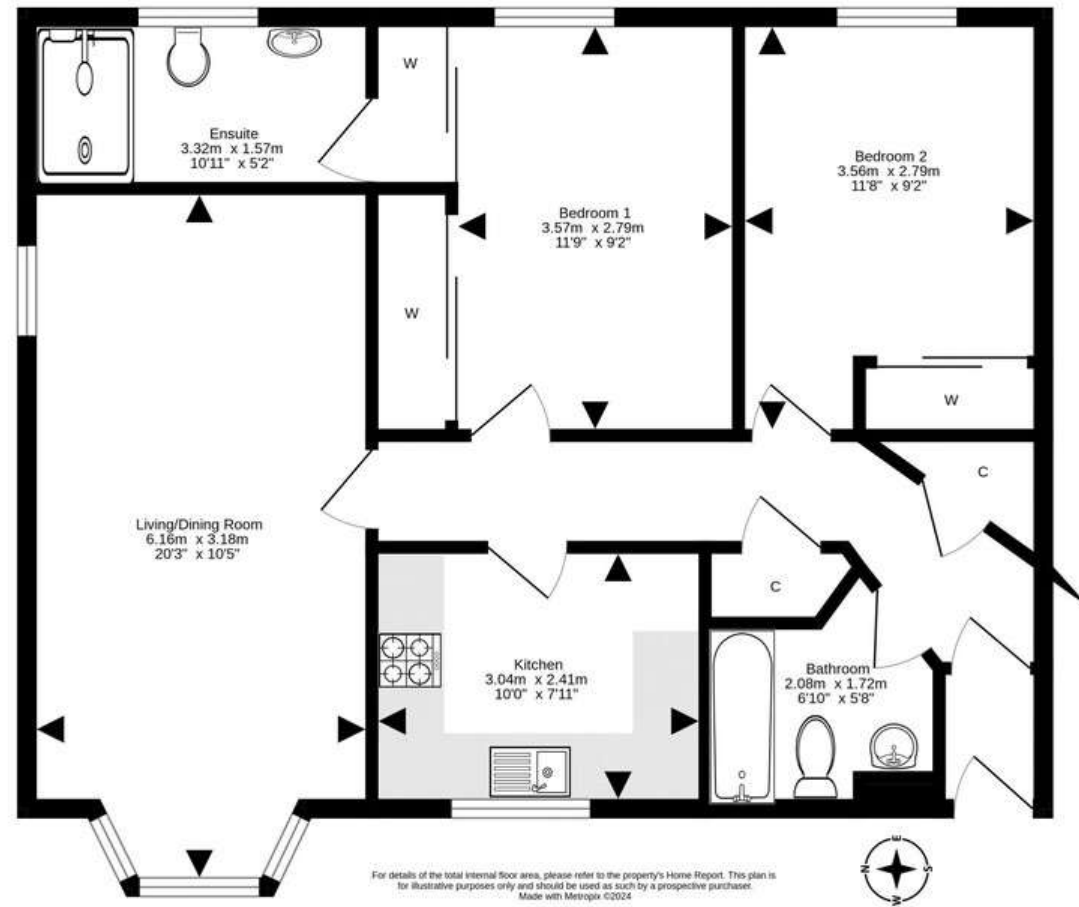
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All Bosch appliances - gas hob, electric cooker, dishwasher, washing machine and fridge freezer and the blinds and some light fittings are included in the sale. EPC rating C

Liberton is a sought after suburb in the south of Edinburgh approximately four miles from the city centre. There is a good choice of shopping outlets on hand, with further amenities available towards Newington at the Cameron Toll Shopping Centre, including Sainsburys and a gym. Within easy reach there is also the impressive Straiton Retail Park which includes a Marks and Spencer. Regular bus services operate to and from the city centre and the surrounding areas, with the city by-pass ensuring easy access to Edinburgh Airport, main motorway networks and outlying districts. The property is ideally positioned for those connected to the Royal Infirmary of Edinburgh.





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