



9/1 Nether Liberton Court  
LIBERTON | EDINBURGH | EH16 5UN

  
**warners**  
solicitors & estate agents



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Warners is pleased to present this bright and spacious two-bedroom apartment located in a tranquil and well-maintained small development in the sought-after area of Liberton. This property offers generous natural light, private parking, excellent proportions, lovely views, and convenient access to the city center, the University of Edinburgh King's Buildings, and the Royal Infirmary of Edinburgh. It is an ideal choice for first-time buyers, investors, or those looking to downsize.

Upon entry, you'll find a welcoming hallway with a storage cupboard. The generously sized living/dining room features stunning views over the lush Braid Burn. The modern kitchen is equipped with an electric oven, gas hob, integrated microwave, washer/dryer, dishwasher and fridge freezer. The apartment also includes two spacious double bedrooms with built-in wardrobes and a family bathroom with a mains shower over the bath.

Outside, there is an allocated parking space and additional visitor parking. The well-maintained communal grounds include a communal storage area with limited access, perfect for bicycles.

- Bright, spacious two-bedroom apartment
- Stunning views over Braid Burn
- Modern kitchen with quality appliances
- Two double bedrooms with built-in wardrobes
- Private and visitor parking
- Convenient access to city centre and key locations

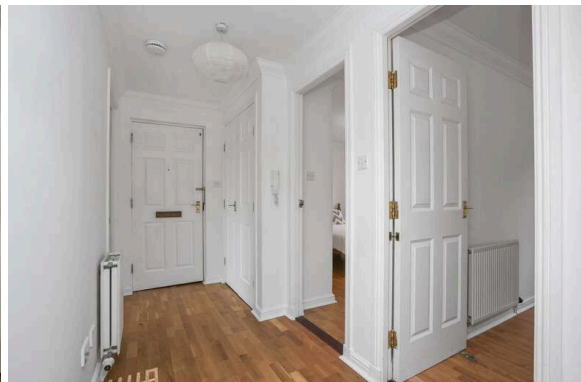
All curtains, blinds, electric oven, gas hob, integrated microwave, fridge freezer, washer/dryer, dishwasher. EPC Rating B. Council Tax Band D.

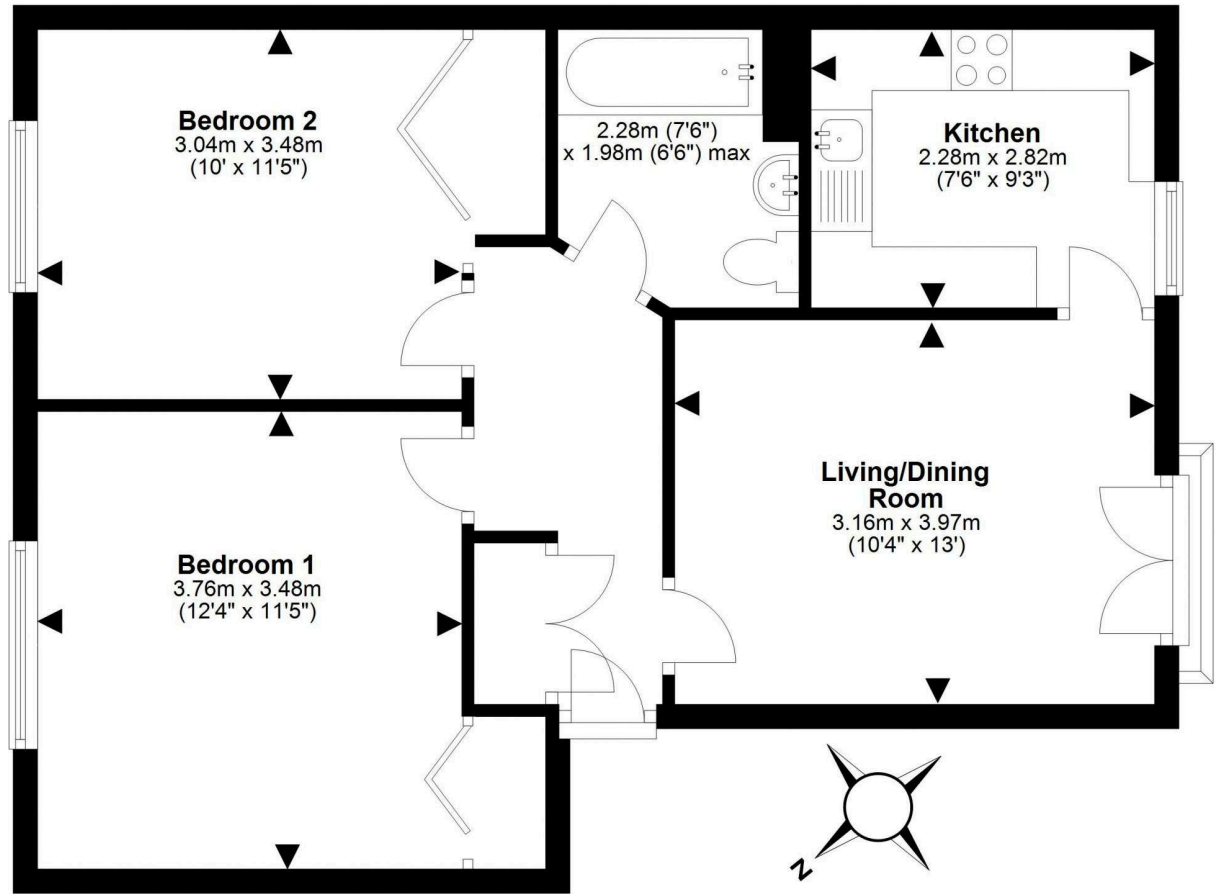
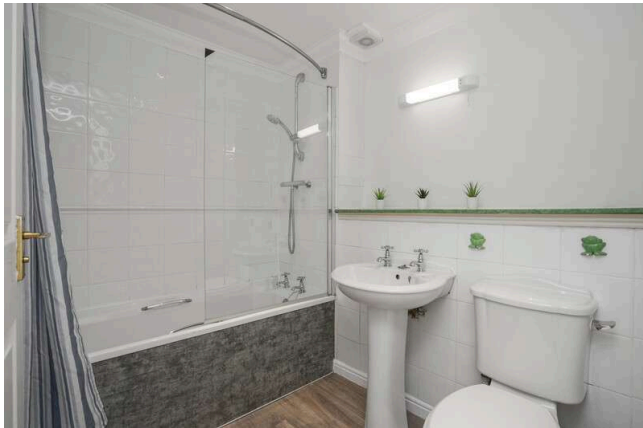
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The property is factored by Charles White at a monthly cost of £97.15 which includes communal ground maintenance, communal cleaning, communal electricity, building insurance, provision for maintenance and the factor's management fees

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 including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer 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.





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.