



2/1 Pleydell Place
LIBERTON | EDINBURGH | EH16 6DA


warner's
solicitors & estate agents



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Well presented ground floor flat offering spacious accommodation with a light and neutral decor. This lovely and bright two bedroom apartment will appeal to a number of buyers and benefits from good storage options throughout, gas central heating and double glazing, and externally a private garden to the front, communal garden to the rear and unrestricted on street parking and comprises:-

- Entrance hallway with large storage cupboard
- Spacious dual aspect sitting/dining room
- Well equipped dual aspect fitted galley kitchen
- Two double bedrooms , one with fitted storage
- Bathroom with vanity sink unit and electric shower over bath
- Gas central heating
- Double glazing
- Fantastic storage options
- Private garden to the front, laid to lawn with berry bushes
- Basement/cellar
- Communal rear garden
- Unrestricted on street parking

EPC Rating D

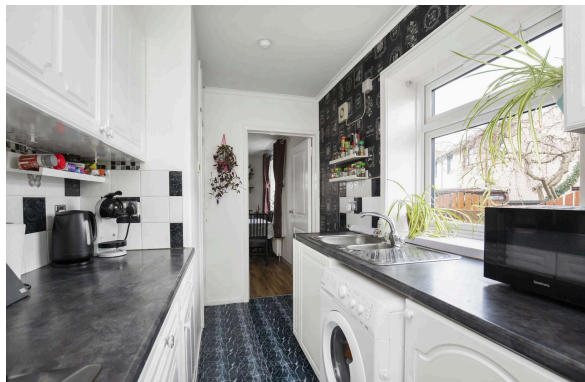
Council Tax Band B

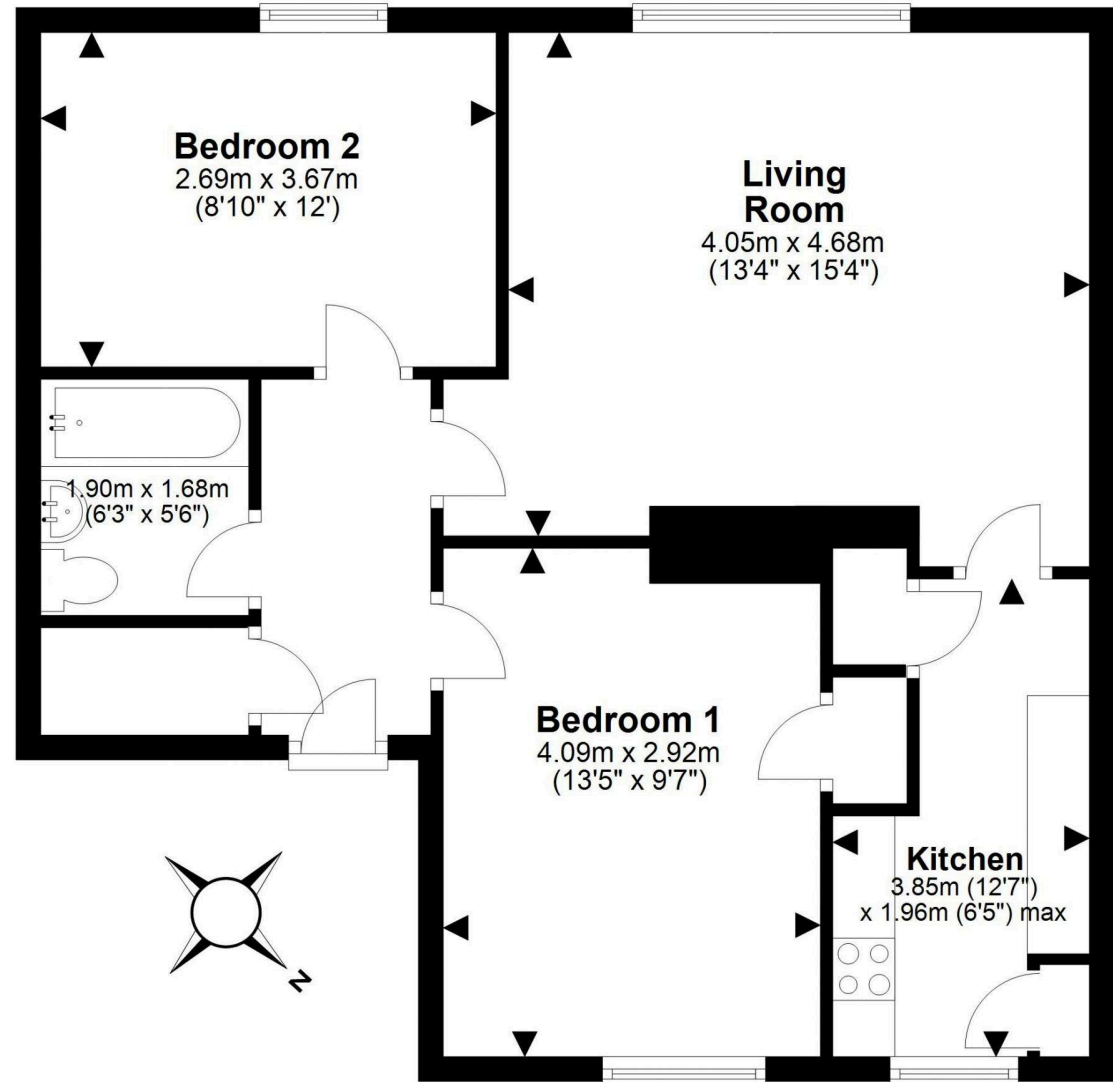
Extras include sofas, curtains, wardrobes in the master bedroom, and shelves. Other items of furniture may be available by separate negotiation.

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



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.