



7 Fala Place  
GRACEMOUNT | EDINBURGH | EH16 6FG





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An exciting opportunity has arisen to acquire this stunning two-bedroom main door flat, located in the sought after Liberton area to the South of the city centre and within close proximity to Arthur's Seat and Edinburgh University. The apartment is offered to the market in true move-in condition and is sure to appeal to first time buyers, couples and investors alike. The property comprises an open plan kitchen living area with patio doors leading out to the front private garden. The fully fitted kitchen currently comprises a dishwasher, fridge/freezer, gas hob, double oven and fan and dining area. There are two well-proportioned bedrooms, one with built in storage, and the hall with 3 storage cupboards including one used as a utility cupboard with washing machine and dryer and completing the accommodation is the spacious bathroom with shower over the bath. The property also benefits from ample residents parking and a well-kept private front garden made up of raised beds, a communal bike store, a patio, lawn and shed. Early viewing is highly recommended.

- Modern Main Door Two-bedroom apartment
- Spacious Kitchen-living with fully fitted Kitchen
- Two bedrooms, both with built in storage cupboards
- Spacious bathroom
- Entrance hallway
- Ample residents parking
- Well kept Private Front Garden
- Excellent local amenities and public transport links

Factor - Ross & Liddell approximately £40 per month

EPC Band B, Council Tax C

All fixtures, fittings, integrated appliances such as the fridge freezer, oven, hob and extractor fan, curtain poles, blinds and the cream garden storage box are included in the sale.

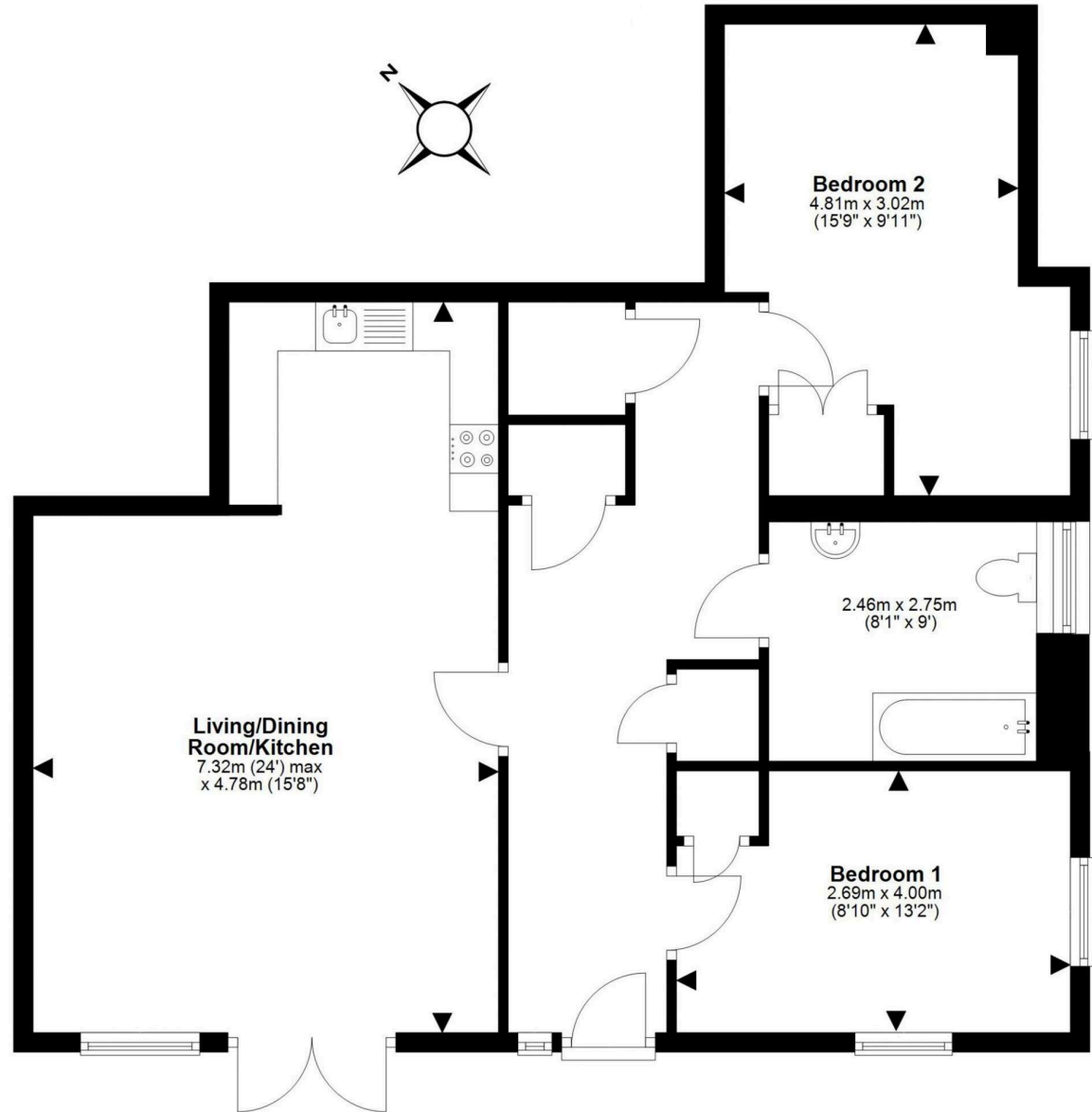
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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. 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.







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

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