



52 Nellfield
LIBERTON | EDINBURGH | EH16 6DY


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Beautifully presented two-bedroom terraced home boasting a south-facing rear garden and situated in the popular residential area of Liberton in Edinburgh.

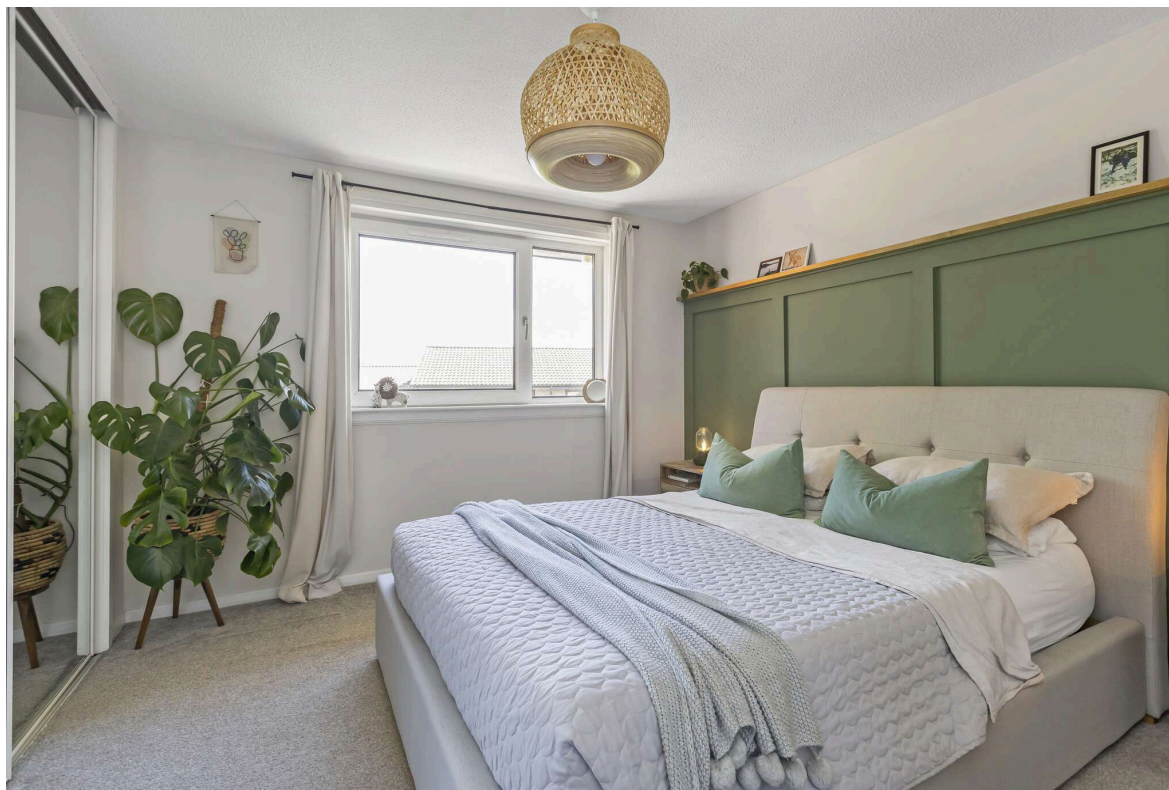
This stunning home has been tastefully decorated to a high standard throughout and is presented to the market in move-in condition. The living room is of an excellent size, and the room is flooded with plenty of natural light creating a great space for relaxing or entertaining. The contemporary kitchen features a handy breakfast bar, and from here access is provided to the well-maintained, south-facing rear garden which will be ideal for enjoying the best of the summer weather.

Upstairs, the principal bedroom offers plenty of integral cupboard storage. The second bedroom is also of a good size, and could alternatively be employed as a home office, study or gym, giving the property a good degree of flexibility. A stylish family bathroom completes the internal accommodation.

- Two-bedroom terraced home
- Sought-after location
- Welcoming porch with storage
- Living room
- Kitchen
- Principal bedroom with built in wardrobe
- Second double bedroom
- Family bathroom
- Floored attic and Pantry under stairs
- South-facing rear garden
- Front garden
- Residents' car park

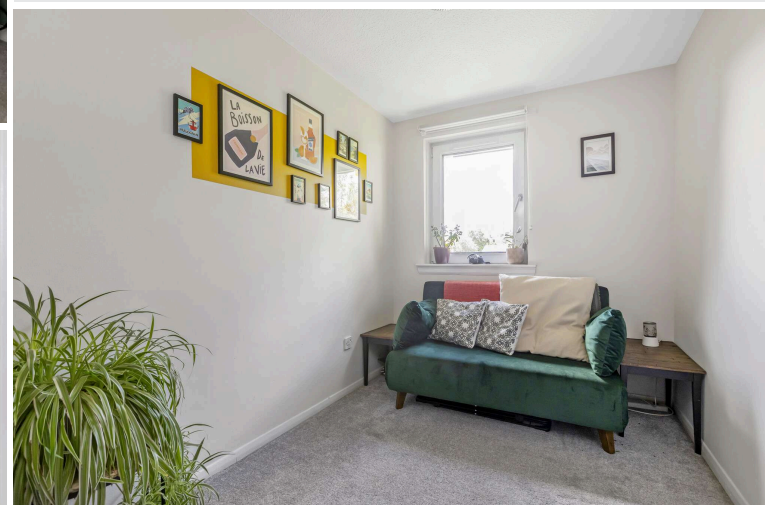
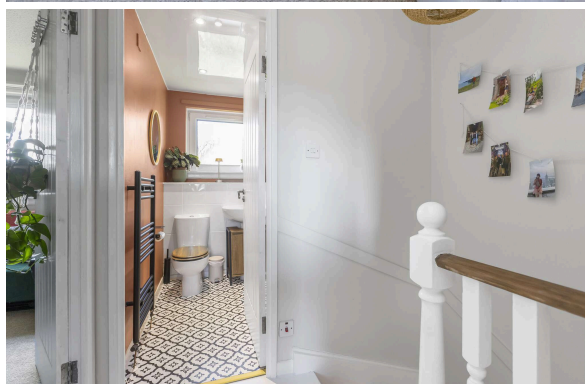
All curtains, blinds, dishwasher, oven, fridge and freezer included in sale. TV display unit may be included for an additional cost. EPC Rating C, Council tax band D.

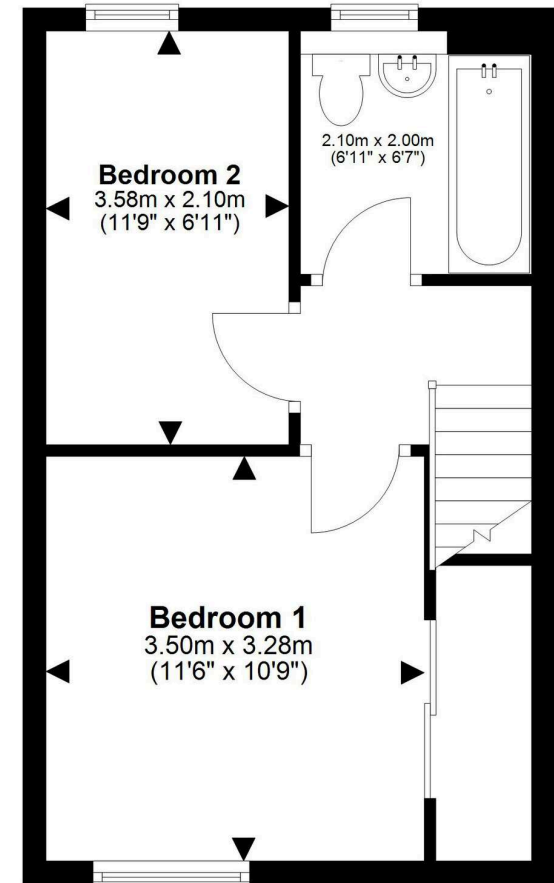
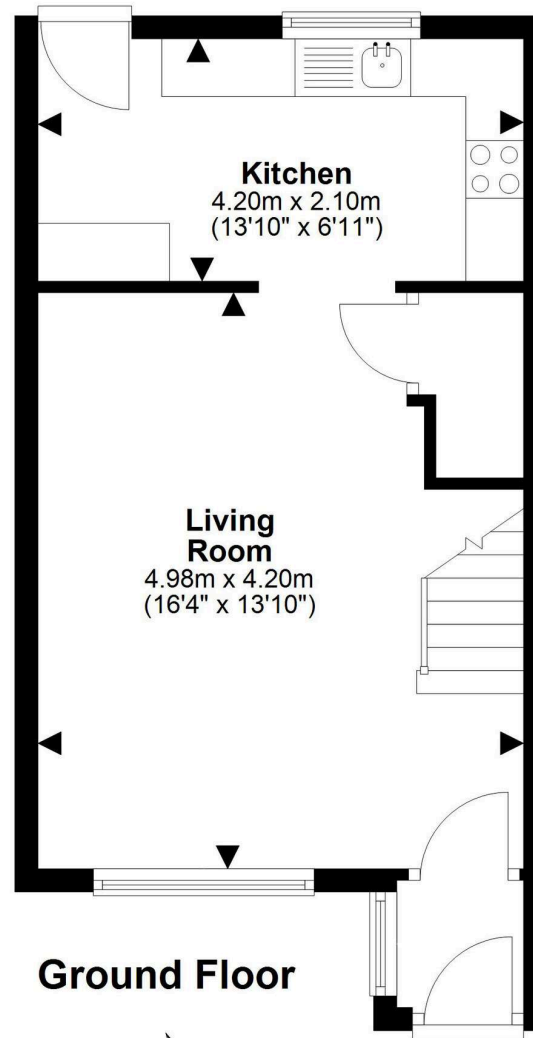
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Factoring charges covered by Nellfield residents association cost approx £120 per annum and covers the cost of upkeep of common spaces.

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.





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.