



79 Jean Armour Avenue  
LIBERTON | EDINBURGH | EH16 6XD



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Set in a quiet development, moments from excellent amenities, quick transport links, the Royal Infirmary and main university buildings is this spacious terraced house. Now in need of light modernisation the property boasts a large private rear garden, free on street parking, gas central heating and double glazing and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with feature fireplace and picture window which floods the room with an abundance of natural light, a large kitchen with fitted units and garden access and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms and a bathroom with three piece suite. Externally the fully enclosed and long rear garden is paved for alfresco dining with colourful areas and a shed.

- Terraced house in quiet setting
- Close to excellent amenities and green spaces
- Royal Infirmary and university buildings close by
- Expansive rear garden
- Welcoming hallway
- Bright lounge with picture window
- Large kitchen with garden access
- Two ample sized double bedrooms
- Family bathroom

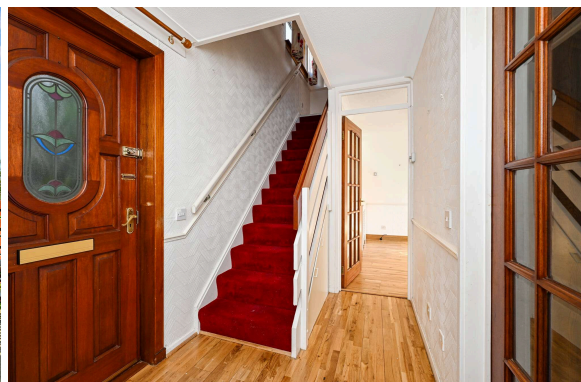
Energy Rating D, Council Tax Band B.

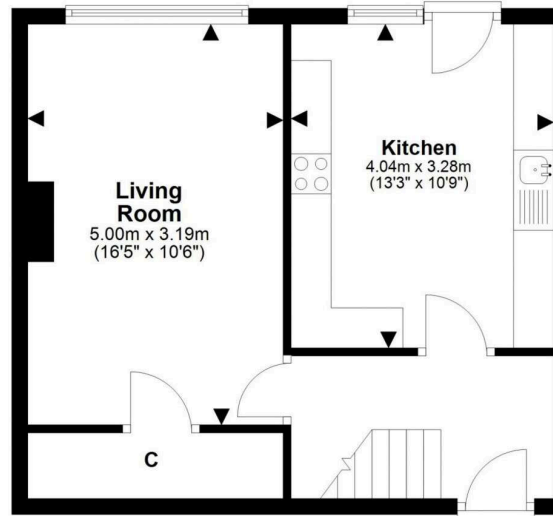
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



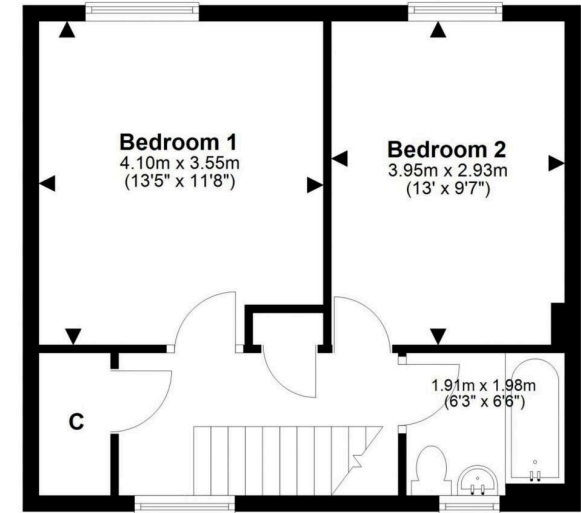
All curtains, blinds, integrated kitchen appliances, fridge/freezer and washing machine will be included in the sale.

Liberton is a sought-after suburb to the south, approximately four miles from Edinburgh City Centre. There is an excellent 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 Sainsburys 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 and King's Buildings. 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 the main motorway networks.





**Ground Floor**



**First Floor**

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.