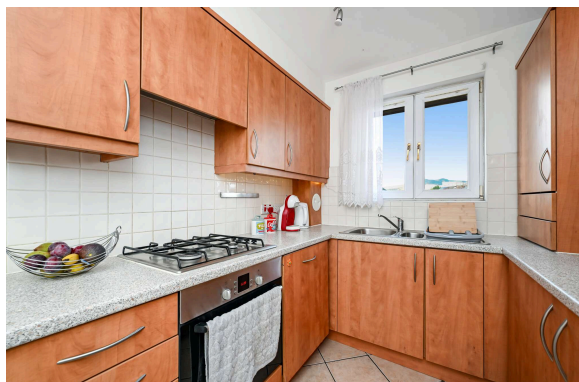
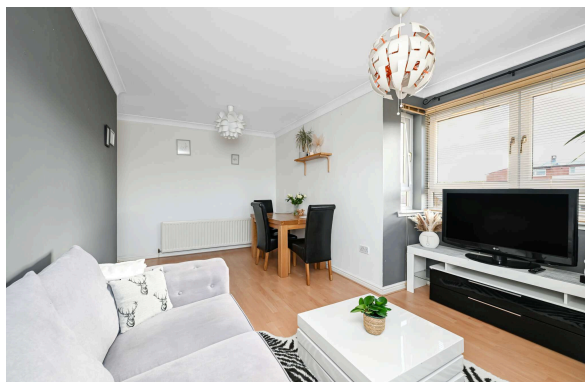




27/9 Southhouse Place
LIBERTON | EDINBURGH | EH17 8FG


warners
solicitors & estate agents



27/9 Southhouse Place

LIBERTON | EH17 8FG

Warners are delighted to bring to market this bright and extremely spacious two bedroom top floor flat in excellent order throughout.

The flat forms part of a well maintained block with secure door entry system and occupies a pleasant position within a quiet residential development. The property boasts attractive open outlooks, well maintained grounds and private residents parking that will appeal to a variety of purchasers and comprises of:-

- Generously proportioned and well presented accommodation
- Welcoming entrance hallway with good storage options
- Spacious dual aspect living/dining room with open outlook
- Kitchen fitted with floor and wall units and integrated appliances
- Principal bedroom with en-suite mains shower cubicle and large fitted wardrobe
- Further double bedroom with large fitted wardrobe
- Bathroom with mains shower over bath and vanity sink unit
- Huge walk-in attic
- Gas central heating and double glazing
- Security entry phone
- Well maintained communal gardens grounds
- Private residents parking

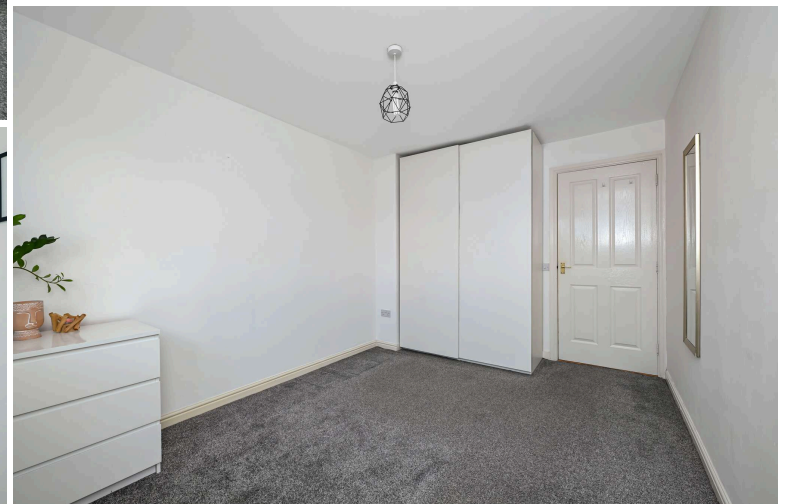
All blinds, curtains, light fittings, oven, hob and dishwasher all included in sale. EPC Rating B. Council Tax band C.

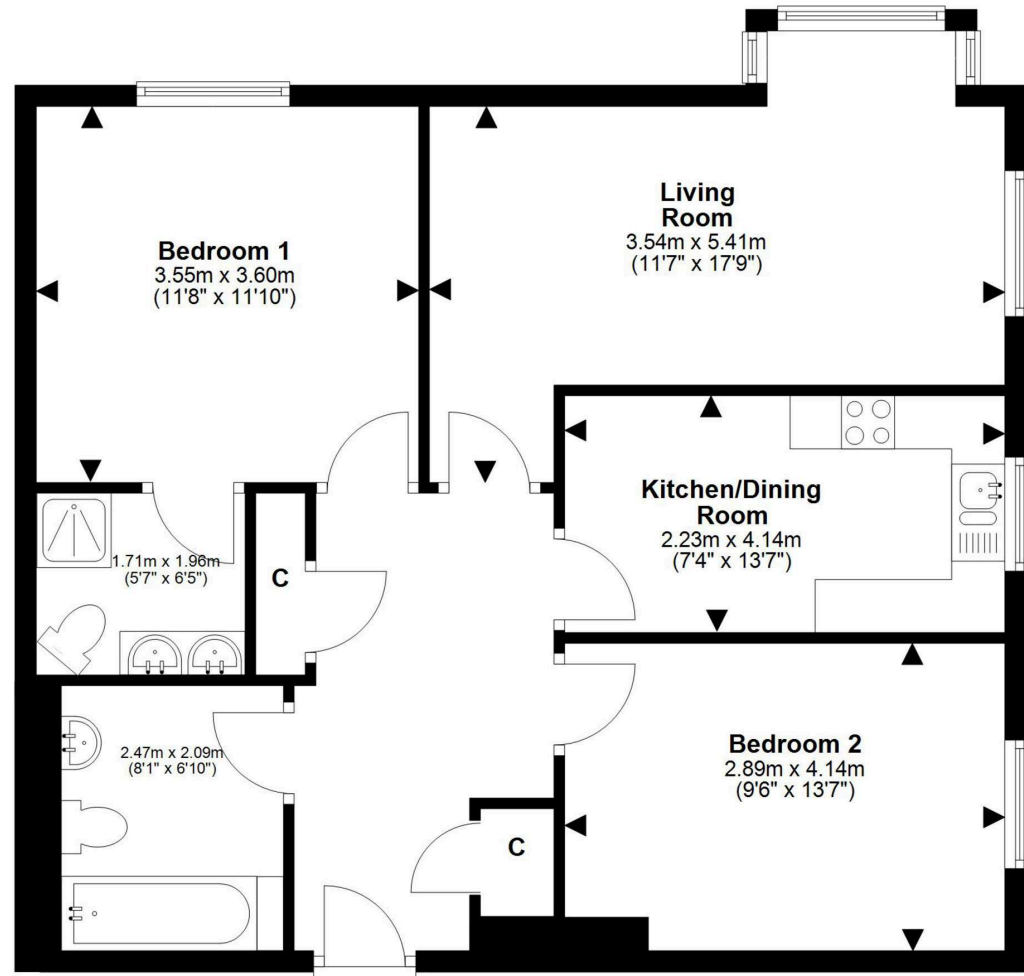
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The factor fee is £90 per month, managed by Ross & Liddell. This includes cleaning, general maintenance, building insurance and Ross & Liddell'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.





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.