



RALPH SAYER
SOLICITORS & ESTATE AGENTS

273 Gilmerton Road

Liberton, Edinburgh, EH16 5TT

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This bright and airy upper villa in sought-after Liberton boasts two double bedrooms, a four-piece bathroom, good built-in storage, a tasteful modern kitchen with a breakfast bar, and a southerly-facing reception room, all presented with a blank canvas of muted décor and ready for its new owner. Further benefits include a gated private garden with a sunny aspect, unrestricted on-street parking, proximity to frequent city bus links, and easy road access to the City Bypass for commuting further afield.

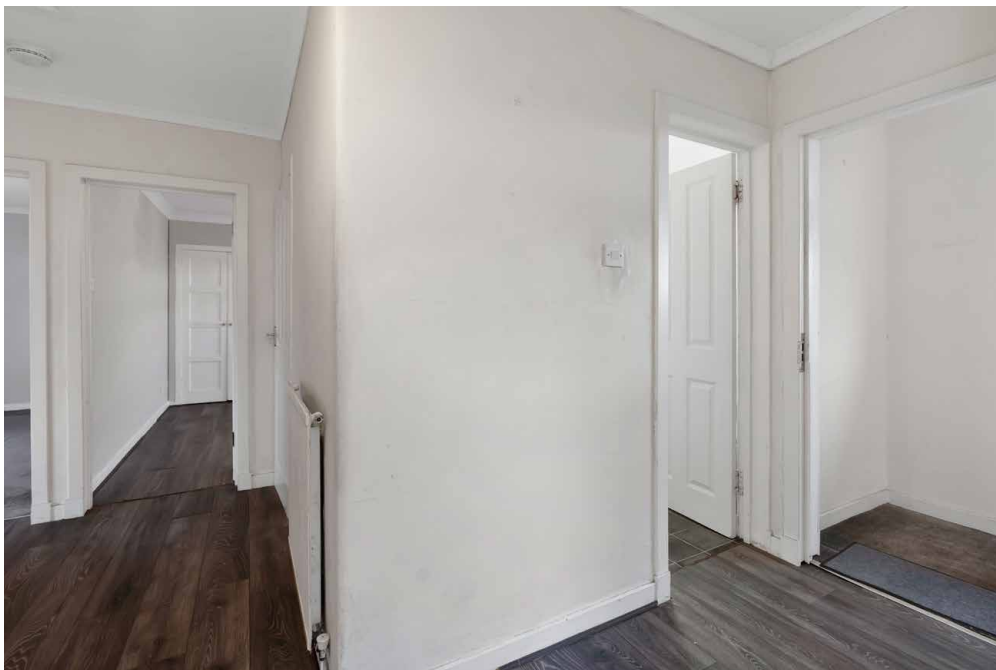
Extras: All fitted floor coverings and light fittings are included in the sale.



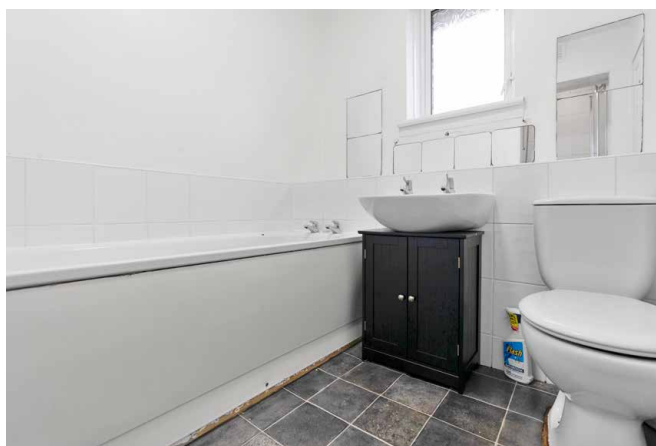
Property Summary

- Well-connected city location
- Bright and airy upper villa – ready for occupation
- Entrance vestibule and first-floor hall, both with storage
- Southerly-facing living room with storage
- Modern kitchen with a breakfast bar
- Two good-sized double bedrooms (one with storage)
- Bathroom with bath and separate shower
- Gated south-facing private garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £165,000





Bright and airy two-bedroom upper villa in sought-after
Liberton with easily adaptable muted interiors



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dream property!



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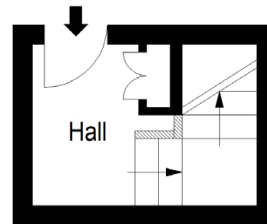
CHARTERED FIRM

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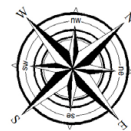
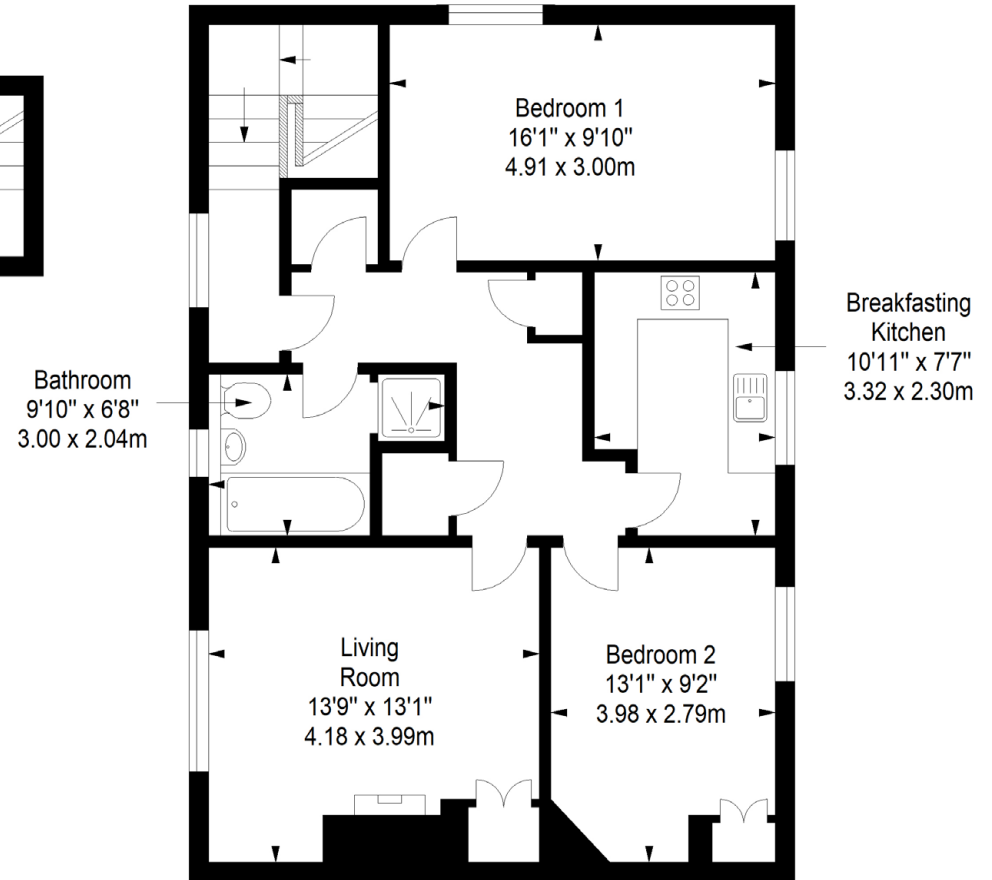
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 5.8 sq. metres (62.4 sq. feet)



First Floor
Approx. 76.7 sq. metres (825.6 sq. feet)



Total area: approx. 82.5 sq. metres (888.0 sq. feet)