



10/3 Liberton Place
LIBERTON | EDINBURGH | EH16 6NA


warners
solicitors & estate agents



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Beautifully presented and maintained two bed ground floor apartment with a pleasant outlook and allocated residents parking space. This is a particularly light and spacious property, ideal as either a comfortable private home or an investment purchase. The property comprises an entrance hall with storage cupboard and secure entry, a bright and spacious living room with dining area and attractive bay window which lets in an abundance of natural light, a fully fitted kitchen that currently comprises an electric hob, oven and fan, washing machine and fridge/freezer, two well-proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath and a hidden utility room with the tumble dryer and the boiler.

The attractive landscaped grounds within the development incorporate an allocated parking space for this property, with additional spaces for visitors to park. This property is superbly tucked away on a sought-after development conveniently placed for easy access to 7, 31, 37 and 47 bus routes to the City Centre and amenities, including shopping at Cameron Toll and Straiton, green spaces at the Braid Hills and the Edinburgh Observatory and easy access to the City bypass and Edinburgh Airport.

- Welcoming hall with storage
- Bright and spacious living room with Bay window
- Fully Fitted Kitchen
- Two well-proportioned bedrooms with built in storage
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Allocated parking space and attractive landscaped grounds

Energy Rating C. Council Tax band D.

Included in the sale will be the cooker, washing machine and fridge.

Factor fees of approximately £95 per month.

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



Liberton is a sought-after suburb in the south of Edinburgh approximately four miles from the city centre. There is a good choice of shopping outlets on hand, with further amenities available towards Newington at the Cameron Toll Shopping Centre, including Sainsburys and a gym. Within easy reach there is also the impressive Straiton Retail Park which includes a Marks and Spencer. Regular bus services operate to and from the city centre and the surrounding areas, with the city by-pass ensuring easy access to Edinburgh Airport, main motorway networks and outlying districts. The property is ideally positioned for those connected to the Royal Infirmary of Edinburgh.



