



Offers Over
£45,000

20 Backlee

Liberton | Edinburgh | EH16 6YH

An excellent opportunity has arisen to purchase a 25% share of this terraced house with private gardens and off-street parking, situated within an established development close to excellent local amenities and transport links. The property now requires some upgrading/modernisation but provides excellent potential to create a fine home.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Off-street parking
-  EPC rating – C
-  Council tax band - C



Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned lounge/dining with door providing access to front, fitted kitchen, light and airy double bedroom with fitted storage cupboard, second bedroom and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating & double glazing.



Extras

All fitted floor coverings will be included in the sale together with the appliances in the kitchen.

Gardens & Parking

There is well maintained private gardens to the front and rear of the property together with off-street parking quietly tucked away to the rear.

Factors/Additional information

A monthly rental fee of approximately £250 is payable to Link Housing to cover rent on the remaining 75% share. Prospective buyers will be required to complete an application form prior to acceptance.

Viewing

By appointment through Neilsons (0131 625 2222).





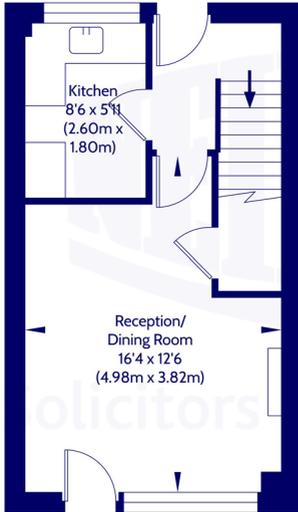
Location

The property is situated in the popular Liberton district of Edinburgh which lies approximately four miles south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills. Education is well catered for from primary to secondary level and there are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses. The accommodation is within close proximity to excellent commuter links to Edinburgh City Centre and beyond via the City by Pass and a frequent bus service. There are some local shops nearby to meet day to day needs and further amenities can be found at Straiton Retail Park and Cameron Toll shopping centre which is only a short drive away.

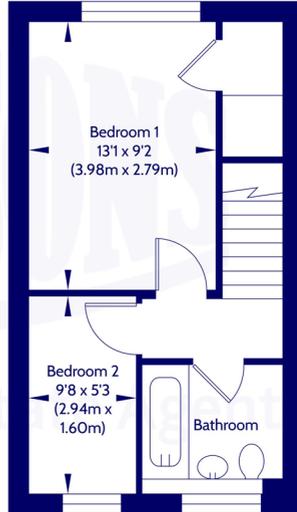




Approx. Gross Internal Floor Area 54 Sq M / 573 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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