



Attractive two bed, first-floor apartment

Bright and spacious accommodation in walk-in condition



Set within a well-maintained modern development in the ever-popular Liberton area of Edinburgh, this attractive first-floor apartment offers bright, spacious accommodation presented in walk-in condition. Enjoying excellent local amenities and superb outdoor access, a pathway leads to Inch Park and Cameron Toll Retail Park offering a wide range of shops and services. There is a secure communal entrance, and residents benefit from landscaped grounds, residents' parking and a communal bin store. Internally, the welcoming entrance hallway provides excellent built-in storage. The impressive dining lounge is flooded with natural light and features attractive oak flooring, a Juliet balcony and delightful open views towards Arthur's Seat, creating a wonderful space for both relaxing and entertaining. The lounge flows seamlessly into the stylish dining kitchen, which is fitted with contemporary grey wall and base units complemented by an attractive tiled splashback and laminate flooring. Integrated appliances are included and there is ample space for a dining table and chairs. The generous principal bedroom overlooks the neighbouring playing fields and benefits from a Juliet balcony, two fitted wardrobes, a TV point and a well-appointed en-suite shower room complete with a shower enclosure, vanity unit, attractive tiling and extractor fan. A second spacious double bedroom also features a fitted wardrobe and enjoys the same open outlook over the playing fields. Completing the accommodation is the contemporary family bathroom, fitted with a bath incorporating an overhead shower, vanity unit, wall-mounted storage cupboard, mirror and extractor fan. Offering generous accommodation, modern finishes and an excellent location close to parks, transport links and local amenities, this superb apartment represents an ideal purchase for first-time buyers, professionals, downsizers or investors alike.

Key Features

Communal entrance

Hallway

Dining lounge

Dining kitchen

Master bedroom with ensuite

Further double bedroom

Bathroom

Double glazing and gas central heating

Communal grounds and residents' parking

EWS1 - this property has an EWS1 certificate for cladding with a rating of A1
Factored by Speirs Gumley - approx. £300 per quarter; which includes maintenance of the common areas of the development, landscaping, and common buildings insurance.



Liberton

Liberton is situated to the south of the city centre and is perfectly placed for the new Edinburgh Royal Infirmary, Kings Buildings, Edinburgh University buildings and Sick Children's Hospital. There are local shopping amenities within walking distance, catering for every day needs and Cameron Toll shopping centre which has a Sainsbury's supermarket along with various other retail outlets. Newington offers a variety of local shops, banks, post office and many cafes/bars, restaurants. Heading south out the city it is within easy reach of Pentland Retail Park at Straiton, as well as Ikea and Costco. There is an excellent and frequent public transport service into the city. Swift access to the city by-pass, offering connections to the M8/M9, Forth Road Bridge and Edinburgh Airport. There are an abundance of recreational amenities including Festival Theatre, Queens Hall, Royal Commonwealth Pool, the open spaces of Holyrood Park/Arthurs Seat, various golf courses and cosmopolitan choice of cafes/bars and restaurants close by.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, dishwasher, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£270,000

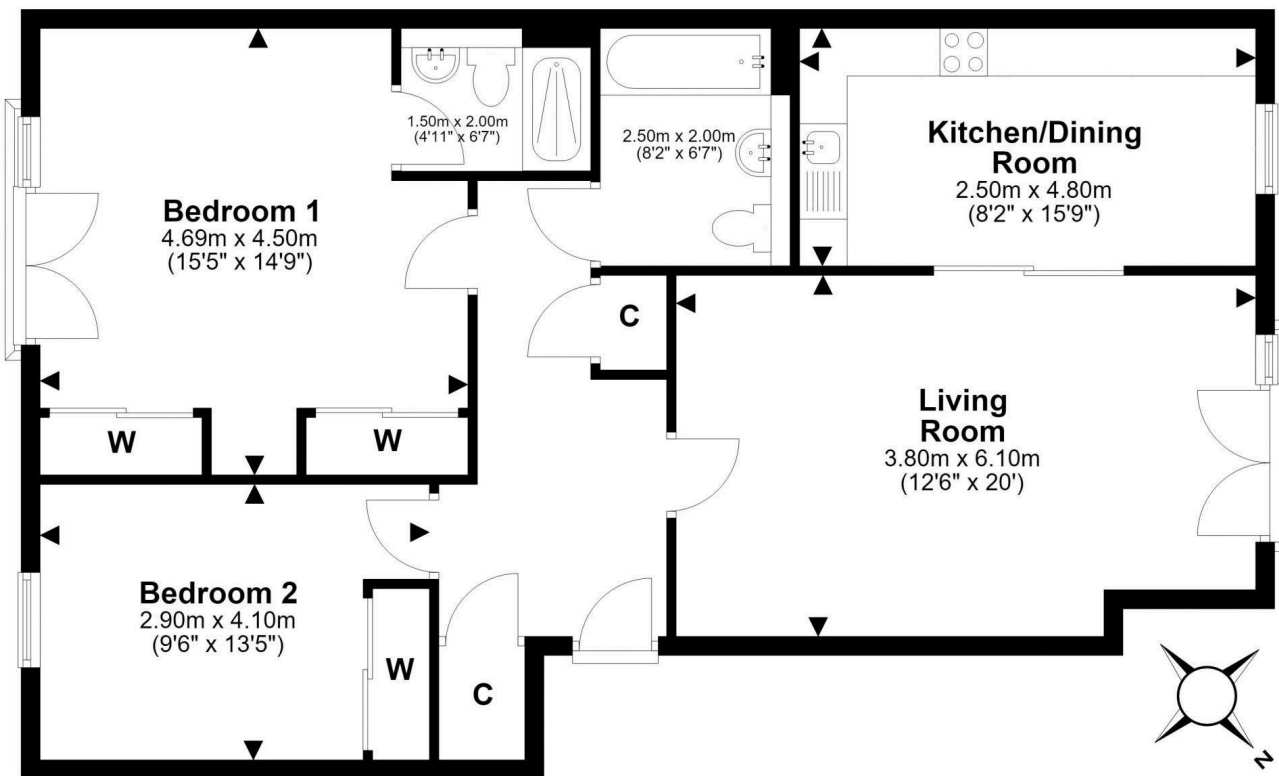
EPC Rating

B

Tenure

Freehold





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.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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