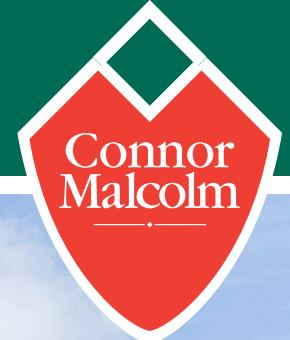


47 Nellfield, Liberton, Edinburgh, EH16 6DY



Description

Particularly appealing two-bedroom terraced home commanding an enviable setting in a mature residential development situated within the popular district of Liberton conveniently placed for a good range of amenities and easy access to the city centre. The property boasts comfortable living space in good decorative order and comes with added attraction of well-maintained private garden areas.

- Entrance vestibule
- Living/dining room
- Stylish high gloss fitted kitchen
- Two bedrooms, one with fitted wardrobe
- Bathroom consisting of a modern white suite with shower
- Ground floor level gas central heating and double glazing
- Enclosed south-facing rear garden
- On street residents parking

Extras

The fitted carpets, curtains, cooker, washing machine, tumble dryer and fridge/freezer are included.

Factor

A yearly payment of £120 is payable to Nellfield Association for the upkeep of the communal areas.

EPC Rating: C

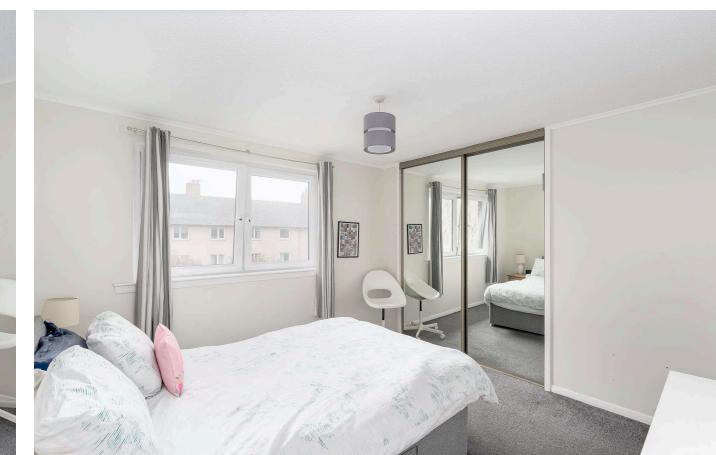
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

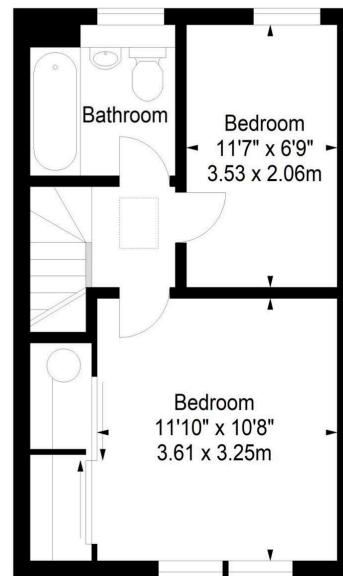
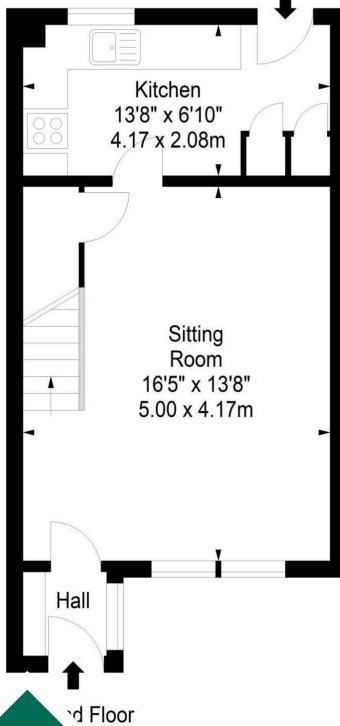
Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Liberton Public Park, Blackford Hill and Hermitage of Braid. Liberton Bowling Club is little over a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. There is a nearby Post Office and a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside. Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away. It is ideally located for the Royal Infirmary which is less than a five minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away. The property falls within the catchment area for well-regarded state schools whilst those seeking private education, George Watson's College, George Heriot's School, and other schools are all within easy reach, offering exceptional independent schooling options.



Nellfield,
Edinburgh,
Midlothian, EH16 6DY



Approx. Gross Internal Area
676 Sq Ft - 62.80 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



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Malcolm

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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

espc