



Location

This 2 bed first floor flat is situated in Liberton, quietly tucked away, and lies just South of the City Centre.

The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. The Royal Infirmary & Children's Hospital at Little France, the Medical School and the University of Edinburgh's King's Buildings are nearby and schooling is well represented from nursery to senior level.

There are a good range of local amenities and Cameron Toll Shopping Centre and The Straiton retail outlet are within a few minutes' drive and play host to popular eateries, a good selection of High Street shops, as well as Ikea, Costco and large branches of both Asda and Sainsbury's.

It is a sought after and attractive place to live, surrounded by lovely open spaces such as Liberton Public Park and The Braid and Blackford Hills in which to enjoy walking and other leisure activities. There are also several golf courses nearby as well as Gracemount Leisure Centre and local riding stables.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Living/dining room with bay window

Kitchen with built in hob & oven, fridge, washing machine and dishwasher; these items are believed to be in good working order though their condition is not warranted

Principal bedroom with built in storage and ensuite with shower, wash basin and WC

Further double bedroom with built in storage

Bathroom with bath over shower, wash basin and WC

Annual Fees:

- Residents Association £260 per year
- Factors fee (inc Buildings Insurance) £1133.97 per year

Extra features

Gas central heating

Double glazing

Shared garden grounds

Allocated parking space to the rear

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0121 447 0244



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COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
68m²

