



21/1 Kenilworth Drive
LIBERTON | EDINBURGH | EH16 6DD


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solicitors & estate agents



21/1 Kenilworth Drive, Liberton

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Excellent first time purchase! A beautifully presented ground floor apartment boasting direct access to a sunny private garden, conveniently placed for easy access to good transport links and amenities.

Viewing is highly recommended to appreciate this lovely flat, which is quietly situated in a residential street just off Kirk Brae. Plenty of free floor space is available in the living/dining room for both relaxation and entertaining, whilst French doors allow a seamless transition to the private rear garden, which is south-facing and ideal for sitting out on the deck or pebbled area. There's also a private garden with lawn directly to the front of the property. White units and timber effect worktops feature in the kitchen and the bathroom has a white suite with electric over-bath shower. Completing the accommodation is the double sized bedroom. Excellent storage space is provided by way of two cupboards off the hallway and a private store within the communal stair.

- Living/dining room with French doors
- Fitted kitchen
- Double bedroom
- Bathroom/electric shower
- Entrance hall with storage
- Gas central heating
- Double glazing
- Private gardens front and rear
- Store within communal stair
- Free on -street parking

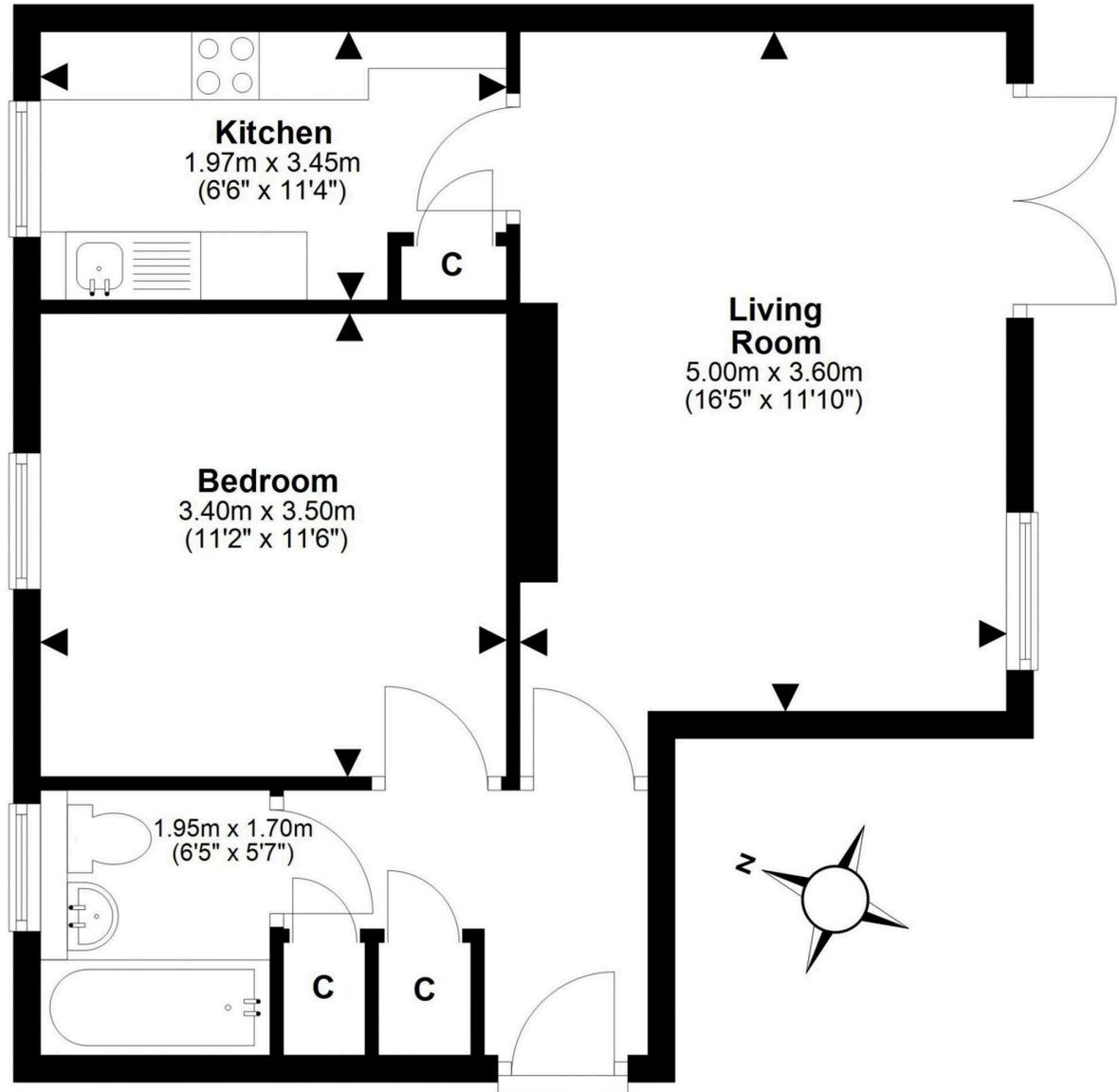
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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

Energy rating band C, council tax band A.
There are no factors fee associated with this property.
Blinds in bedroom and bathroom will be included in sale.
Fridge/freezer, oven and hob sold as seen with no warranty.





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.