

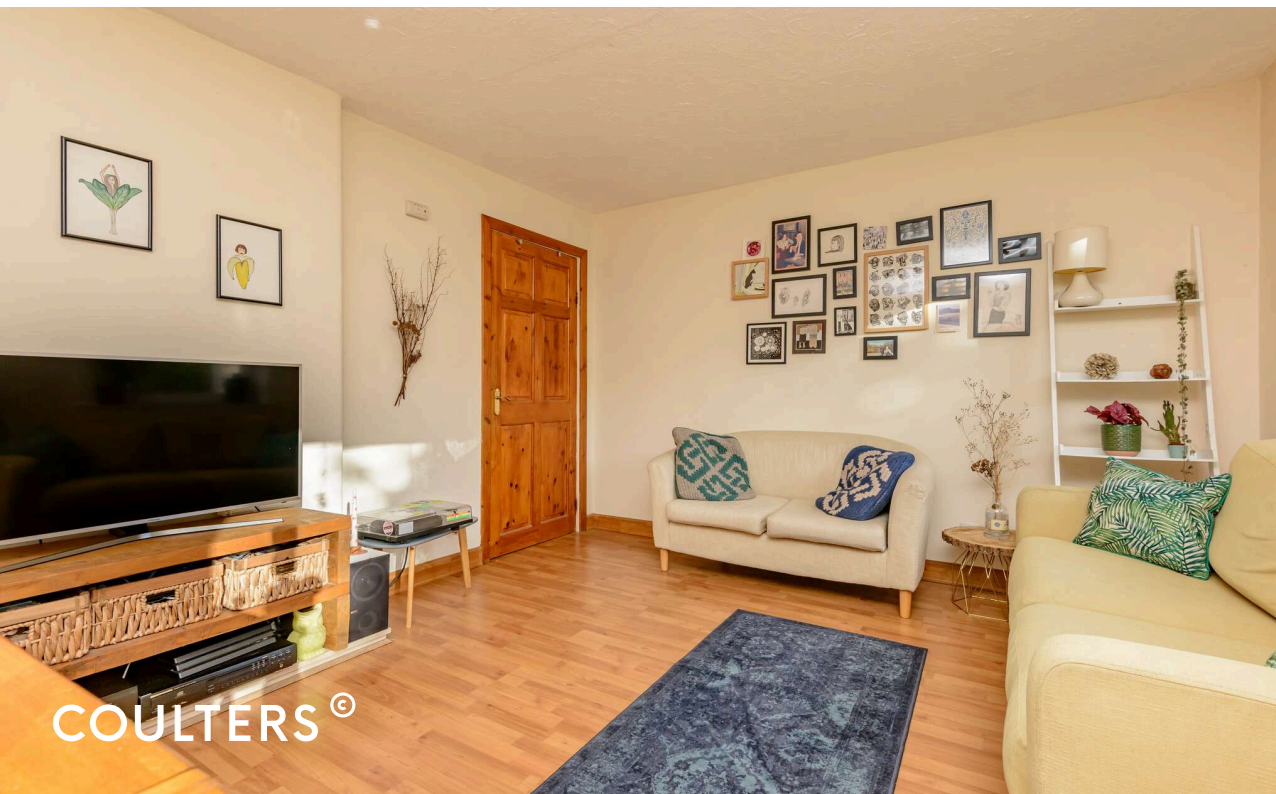
COULTERS<sup>©</sup>

# 99 CLAVERHOUSE DRIVE

LIBERTON, EDINBURGH, EH16 6DH

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Set in the popular residential area of Liberton this is a bright, appealing two-bedroom upper villa with superb views towards Edinburgh Castle and Arthur's Seat. The accommodation is well proportioned, light and airy, well situated with a private side and rear garden.

The sitting room/dining room has a south facing aspect and is bright and well-proportioned, with ample space for both a lounge area and dining area. Practical laminate flooring is underfoot.

## KEY FEATURES



Bright, attractive and well proportioned upper flat.



Two good sized double bedrooms.



Private side and rear gardens.



Unrestricted on-street parking.



Located in the popular area of Liberton.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - B





The fitted kitchen is adjacent to the sitting room with ample wall and floor mounted units with stone effect worktops. The kitchen appliances comprise; gas hob, electric oven, washing machine, fridge and freezer.

There are two good sized double bedrooms and a family bathroom with three-piece white suite including WC, wash hand basin and wall-mounted electric shower over the bath. Within the property are three storage cupboards. Heating and hot water is provided by gas central heating and there is double glazing.

There are private gardens to the side and rear of the property mainly laid with lawn, with established hedges and shrubs. Unrestricted parking is available on the street outside.







## THE LOCAL AREA

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 Blackford Hill, Hermitage of Braid and Inch Park which has tennis and padle courts as well as a community sports club. Liberton Bowling Club is less than 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.

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. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away.

## EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price.



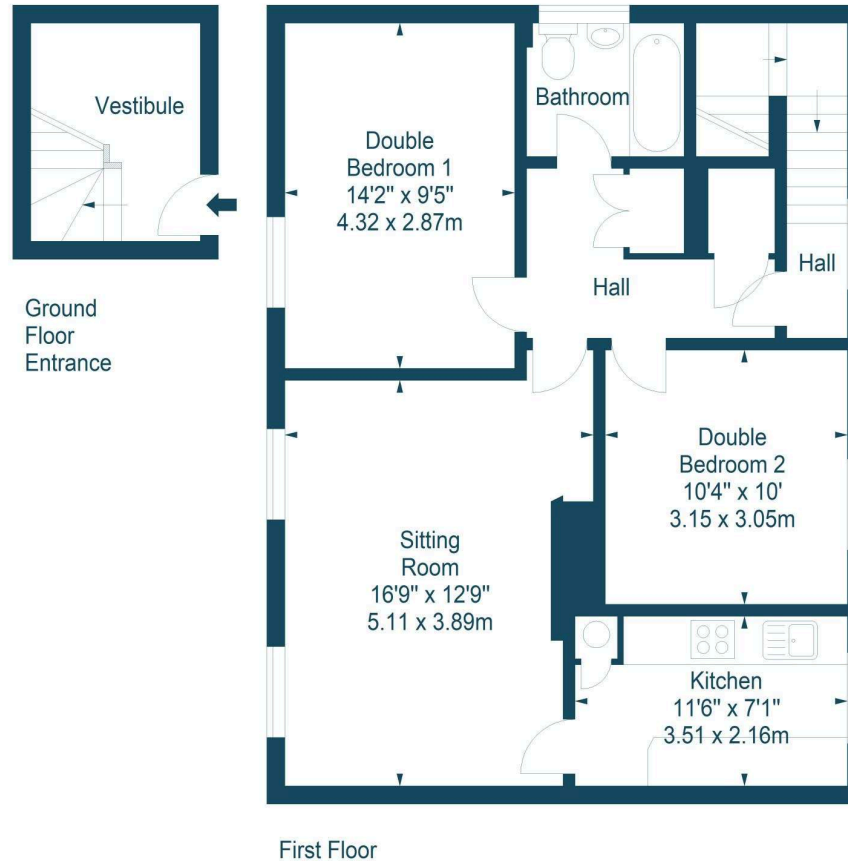




Claverhouse Drive,  
Edinburgh,  
Midlothian, EH16 6DH



Approx. Gross Internal Area  
795 Sq Ft - 73.86 Sq M  
For identification only. Not to scale.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.