

LIBERTON

19 BLACKFORD GLEN ROAD
EH16 6AD



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EPC RATING: D

OFFERS OVER £220,000



CHARMING TWO BED LOWER VILLA WITH PRIVATE GARDENS IN LEAFY LIBERTON

Located in this quiet enclave leading to the Hermitage Nature Reserve, is this beautifully presented property with open plan kitchen/living/dining room with great range of kitchen units & appliances, two double bedrooms, a modern bathroom and private front & rear gardens. Situated within easy reach of great local amenities and transport facilities into the city centre, this would make an ideal home for a first-time buyer, downsizer or an investor. The Hermitage of Braid, Braid Hills and Blackford Hill are all within a short walk, as are Edinburgh University Kings Buildings and The Royal Infirmary.

VIEWING

Sun 2-4 or pls call 0131 4466850

PROPERTY DESCRIPTION

- Steps up to private entrance leading to a hallway with two handy wardrobes/storage cupboards
- Large open plan kitchen/living/dining room with wide range of cream kitchen units with wooden worktops, open shelving & appliances, a wood burning stove with wood mantle and lots of space for relaxing, dining & entertaining, together with access to the rear garden
- Two bright double bedrooms
- Modern bathroom with bath with shower over, sink, wc & fitted storage
- Gas fired central heating from Worcester combi boiler upgraded in 2019
- Traditional timber framed single glazed sash & case windows
- Oak flooring throughout living areas
- Private south facing rear garden with lawn & patio area surrounded by trees & shrubs, brick built stores, together with private stepped front garden
- Free on street parking

AREA

Liberton is a popular, mainly residential area in the south of the city. The property itself is located on a quiet lane surrounded by wide open countryside with far reaching views. There are excellent shopping facilities available at nearby Cameron Toll Shopping Centre or Straiton Retail Park, which provide a wide range of supermarkets and other retail outlets. There are also a good range of golf clubs & leisure facilities in the vicinity, including the Royal Commonwealth Pool & Liberton Golf Club, together with access to numerous wide-open spaces. The property is in the catchment for Liberton Primary & St Peter's RC Primary Schools and Liberton & St Thomas of Aquin's RC High Schools, and is ideally located for

Edinburgh University and the Royal Infirmary. There are also regular bus services running along the main road into the city centre and very easy access onto the city bypass and the motorway network beyond.

EXTRAS

The back door curtains, light fittings, electric hob, oven, extractor fan, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£230,000

Living/dining/kitchen	17'7 x 10'9 (5.36 x 3.28m)
Bedroom 1	10'10 x 9'5 (3.30 x 2.87m)
Bedroom 2	10'11 x 7'10 (3.33 x 2.39m)

Contact:

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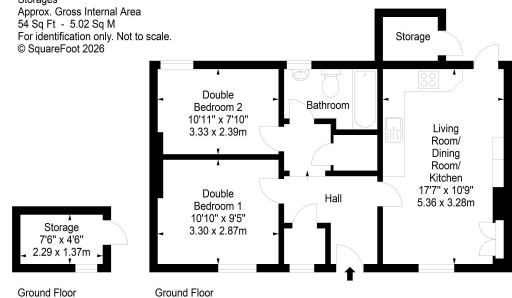
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Midlothian, EH16 6AD



Approx. Gross Internal Area
559 Sq Ft - 51.93 Sq M
Storages
Approx. Gross Internal Area
54 Sq Ft - 5.02 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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