



10/5 Liberton Place
LIBERTON | EDINBURGH | EH16 6NA


warners
solicitors & estate agents



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Set in a quiet cul-de-sac surrounded by manicured communal grounds and close to excellent local amenities and quick transport links is this spacious first floor apartment. Boasting an allocated parking space, double glazing and gas central heating this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright bay windowed lounge with generous dining space, a modern kitchen with attractive units, a well-proportioned master bedroom with built-in mirrored wardrobes and an en-suite shower room, a second large double bedroom with further built-in wardrobe and the flat is completed by a stylish main bathroom with shower over bath.

- Modern first floor apartment in quiet cul-de-sac
- manicured communal grounds and allocated parking
- Welcoming hallway with good storage
- Bright bay windowed lounge with generous dining space
- Contemporary kitchen with attractive units
- Two large double bedrooms
- Two bathrooms
- Gas central heating and double glazing

Council tax band E, EPC rating B

Factor - approx £797 per annum for maintenance/landscaping and £366 per annum for common buildings insurance policy

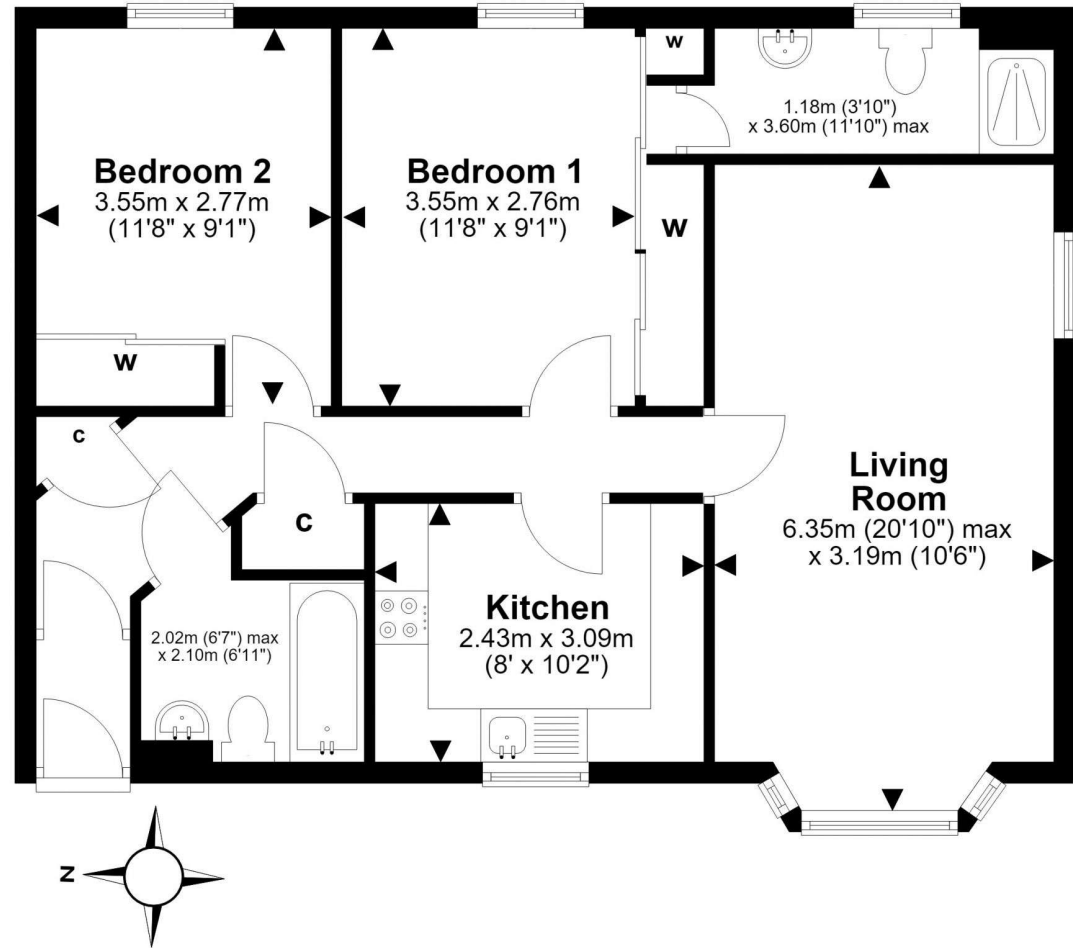
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances (oven, hob, fridge/freezer, washer/dryer), curtains, blinds, microwave, & shelves in the airing cupboard will be included in the sale.

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 and Morningside are just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also 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.





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.