



2/2 Pleydell Place,
Liberton, Edinburgh, EH16 6DA

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared entry to front & rear.
- Reception hall with walk in storage cupboard.
- Good-sized living room with a space for table & chairs.
- Fitted kitchen with some appliances.
- Two double bedrooms - one with fitted wardrobes.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Private gardens to front & side.
- Driveway to front.
- Communal drying area at rear.
- Storage cupboard within the cellar.
- Unrestricted on street parking.



GENERAL DESCRIPTION

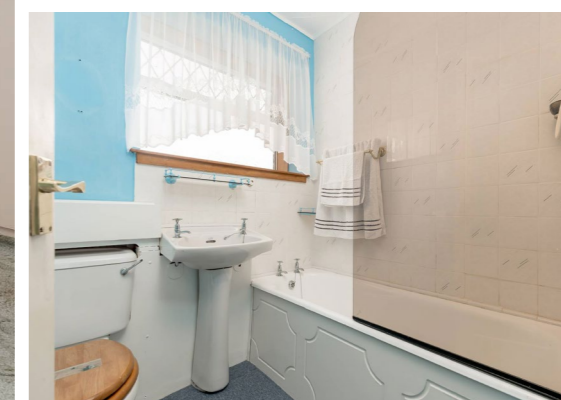
A ground floor flat situated within the popular Liberton district of the city, ideally positioned for a range of local amenities and a short journey to the south of Edinburgh City Centre. The property in need of modernisation and redecoration, but offers excellent potential for a first-time buyer/young couple or perhaps for letting purposes.

COUNCIL TAX BAND B.
TRAIN STATION APPROXIMATELY 3.2 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT APPROXIMATELY 13.3 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 300 METRES.

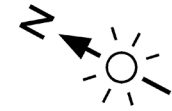
LOCATION

The property is situated in the Liberton area, a popular residential district lying to the south of the City Centre. Whilst enjoying a peaceful location, The property is within easy reach of public transport providing direct access into the city centre. Local shops and services are on hand together with the Cameron Toll Shopping Centre and Straiton Retail Park both only a short distance away providing a selection of high street stores. Leisure and recreational facilities are within the vicinity including wonderful walks available on hand at the Braid Hills and Hermitage of Braid walkway. Gracemount Leisure Centre with swimming pool is nearby together with many golf courses. Edinburgh University King's Building campus is within easy reach together with the Edinburgh Royal Infirmary Hospital, Simpsons Maternity unit and the Royal Hospital for Children and Young People. For the commuter, the property is within easy reach of the City of Edinburgh Bypass which links the main Scottish motorway network system together with Edinburgh International Airport.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD & FREESTANDING AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE HEATING, ELECTRICS, OR WHITE GOODS



**Pleydell Place,
Edinburgh,
Midlothian, EH16 6DA**



Approx. Gross Internal Area
657 Sq Ft - 61.04 Sq M

Store

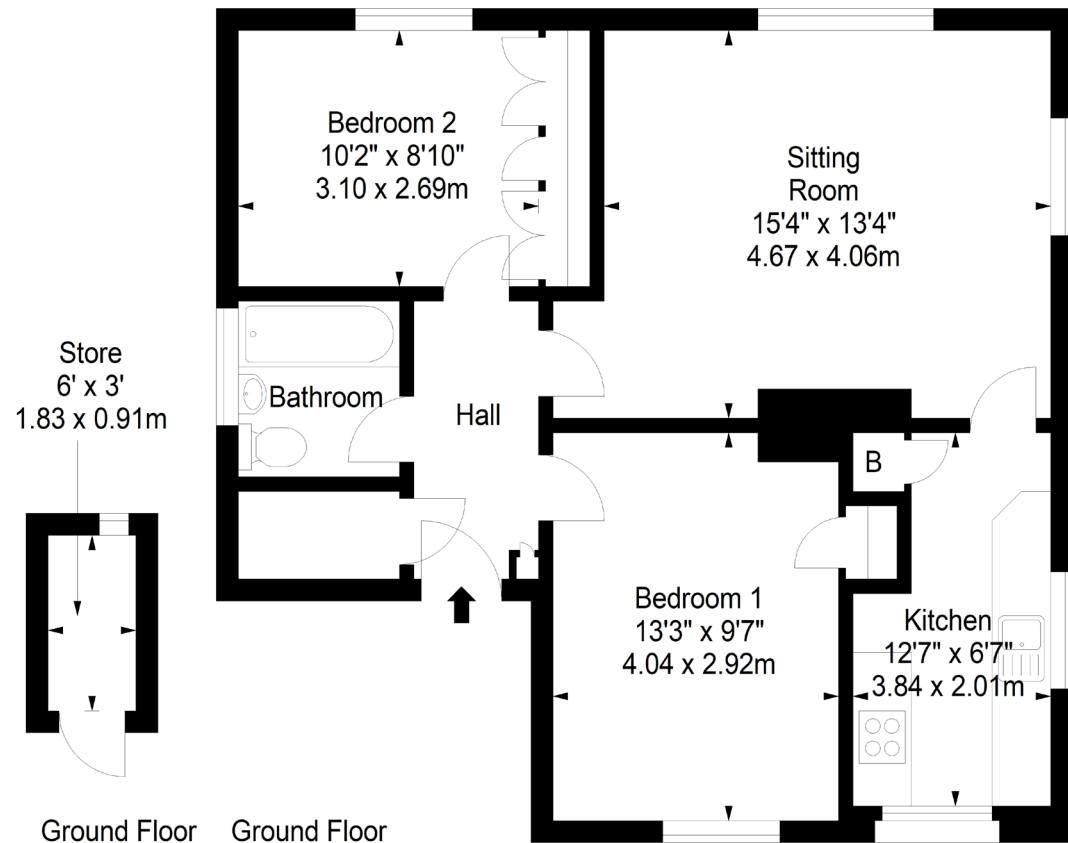
Approx. Gross Internal Area
18 Sq Ft - 1.67 Sq M

For identification only. Not to scale.

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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.