RentLocally PROPERTY SALES

PROPERTY SCHEDULE



LIVING ROOM

FLAT · LIBERTON, EDINBURGH

129/6, Glenvarloch Crescent

Liberton, Edinburgh EH16 6BB

FIXED PRICE

£158,000

Unexpectedly Back on the Market RentLocally are delighted to present this spacious and well-presented two-bedroom third-floor flat in the popular residential area of Liberton....

2	1	1
BEDROOMS	BATHROOMS	RECEPTION

ABOUT THE HOME

A closer look

Unexpectedly Back on the Market RentLocally are delighted to present this spacious and well-presented two-bedroom third-floor flat in the popular residential area of Liberton. Offering bright and comfortable accommodation, a private section of south-facing garden, useful storage cupboards throughout and a private basement storage room, the property enjoys lovely open views towards Blackford Hill and surrounding parts of Edinburgh. Priced £12,000 below the Home Report value, this appealing home is ideally suited to first-time buyers, professionals, investors, students or staff, with the University of Edinburgh King's Buildings within walking distance.

KEY FEATURES

- Pefectly Situated
- Storage CupboardsThroughout
- Private Section of Garden
- Storage Room
- Priced £12,000 below home report
- Gas Central Heating
- Stunning views of Blackford Hill and surrounding parts of Edinburgh

Unexpectedly Back on the Market

RentLocally are delighted to present this spacious and well-presented two-bedroom third-floor flat, situated within the popular residential area of Liberton. Offering bright and comfortable accommodation throughout, the property benefits from a private section of south-facing garden with mature hedging, useful storage cupboards throughout and a private storage room located in the basement of the building. This fantastic property is ideally suited to first-time buyers, professionals and investors alike. Ideal for students or staff, the property is within walking distance of the University of Edinburgh King's Buildings. Priced £12,000 below the Home Report value, it presents an excellent opportunity for buyers looking for great value.

Conveniently positioned close to local amenities, the property is approximately 0.3 km from Inchpark Surgery, 0.6 km from Liberton Primary School and Fleming Pharmacy, and 0.7 km from Liberton High School and Southern Medical Group, based on straight-line distances. The property also benefits from excellent transport links to Edinburgh City Centre, the City Bypass and surrounding areas. Ample street parking is available.

Internally, the accommodation comprises a welcoming entrance hallway with useful storage, a bright and spacious lounge featuring a gas fireplace, ample space for both living and dining furniture, and lovely open views towards Blackford Hill. The triple-aspect accommodation has magnificent open views across the Edinburgh skyline and mature trees. The separate fitted kitchen offers generous worktop space and an excellent range of wall and base units.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from full-length fitted wardrobes. The family bathroom is fitted with a bath and overhead electric shower, while gas central heating provides further comfort.

Offering spacious accommodation in a popular location with local amenities and transport links, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended to appreciate everything the property has to offer.

IN PICTURES



FIREPLACE



EXTERNAL



EXTERNAL



KITCHEN



KITCHEN



LIVING ROOM



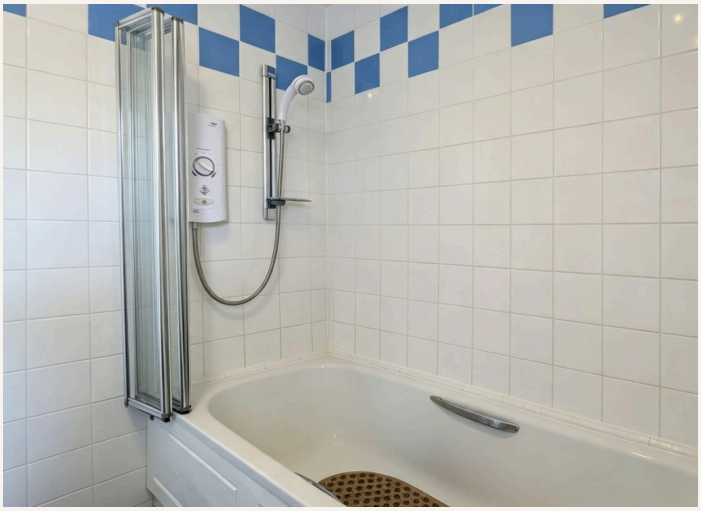
BEDROOM 1



BEDROOM 2



BATHROOM



BATHROOM



ENTRANCE



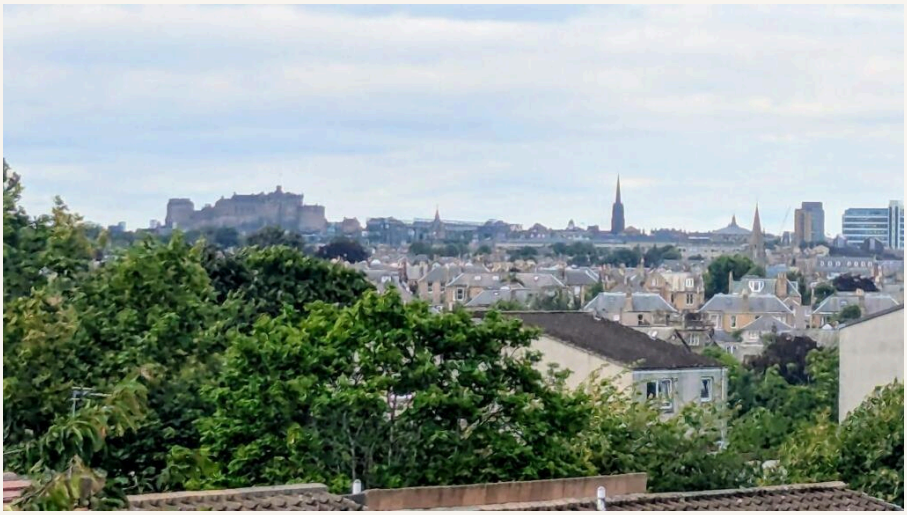
PRIVATE GARDEN AREA



GARDEN



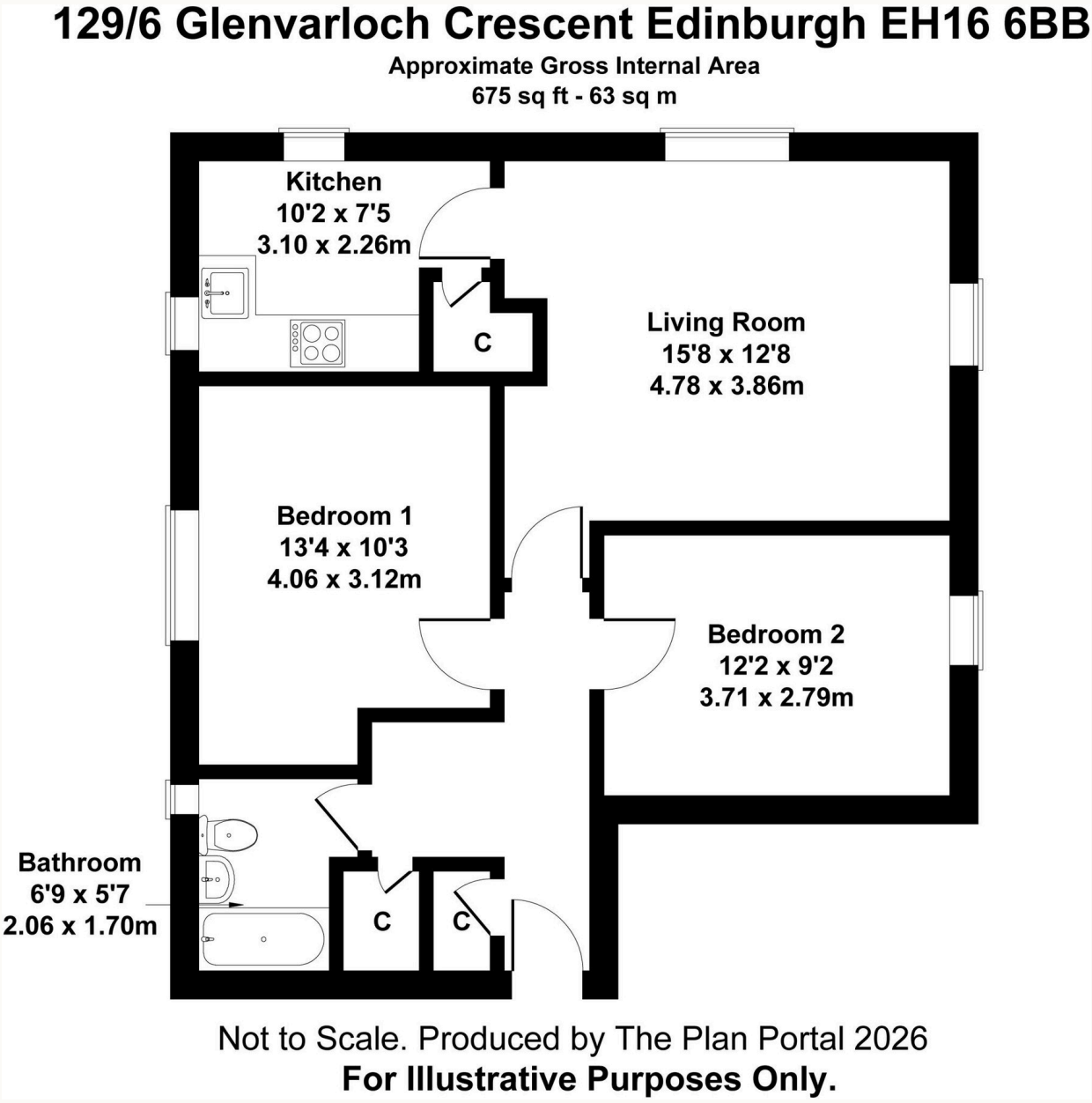
STORAGE CUPBOARD



VIEWS

LAYOUT

Floor Plan



Floorplan for identification and layout guidance only; not to scale unless stated. Measurements are approximate and have not been verified.

MATERIAL INFORMATION

The details buyers ask about

As recorded for this listing. Items marked “Not confirmed” have not been provided and should be checked before offering.

THE HOME

Property type	Flat
Bedrooms	2
Bathrooms	1
Reception rooms	1
Entrance level	Higher than 2nd floor (no lift)
Floors in building	3
Condition (as recorded)	Good
Year built	1950

OUTSIDE & ACCESS

Parking	On Street
Outside space	Private Garden
Accessibility features	*Not confirmed*

SERVICES

Heating	Gas Central
Electricity	*Not confirmed*
Water	*Not confirmed*
Sewerage	*Not confirmed*
Broadband	*Not confirmed*

TENURE & COSTS

Tenure	Freehold
Council tax	Band B
Council tax exempt	No
Annual service charge	*Not confirmed*
Annual ground rent	*Not confirmed*
Shared ownership	No
New home	No
For sale by auction	No

RIGHTS, RESTRICTIONS & FLOOD RISK

Restrictions	[Disclosure v1: No]
Rights of way	[Disclosure v1: No]
Required access	[Disclosure v1: No]
Flooded in last five years	No
Sources of flooding	*Not confirmed*
Flood defences	*Not confirmed*

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ARRANGE A VIEWING

129/6, Glenvarloch Crescent

Fixed price £158,000

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These particulars are prepared from the marketing information recorded for this property and are intended as a general guide. They do not form part of any offer or contract. Photographs and floorplans are for illustration; fixtures, measurements, services and appliances have not been tested or verified. Residential property marketed for sale in Scotland requires a Home Report; prospective purchasers should obtain and read the Home Report for this property and rely on their own enquiries and their solicitor's advice.