



30 Nellfield
LIBERTON | EDINBURGH | EH16 6DX


warner's
solicitors & estate agents



30 Nellfield

LIBERTON | EDINBURGH | EH16 6DX

Nestled in a quiet tree lined cul-de-sac moments from excellent amenities, quick transport links, the Royal infirmary hospital and the Braid Hills is this well-presented end terrace house. Boasting a front and a secluded rear garden, panoramic views over Salisbury Crags, double glazing, gas central heating and an allocated parking space this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window and generous living space, a contemporary kitchen with attractive units and garden access and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms (one with built-in wardrobes) and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is a low maintenance haven with colourful shrubs and plants and a paved section ideal for morning coffee.

- End terrace house in quiet cul-de-sac
- Close to the Royal Infirmary and open green spaces
- Private gardens
- Welcoming hallway
- Bright lounge with picture window
- Contemporary kitchen with attractive units
- Two double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating and double glazing
- Allocated parking space and ample unrestricted residents parking

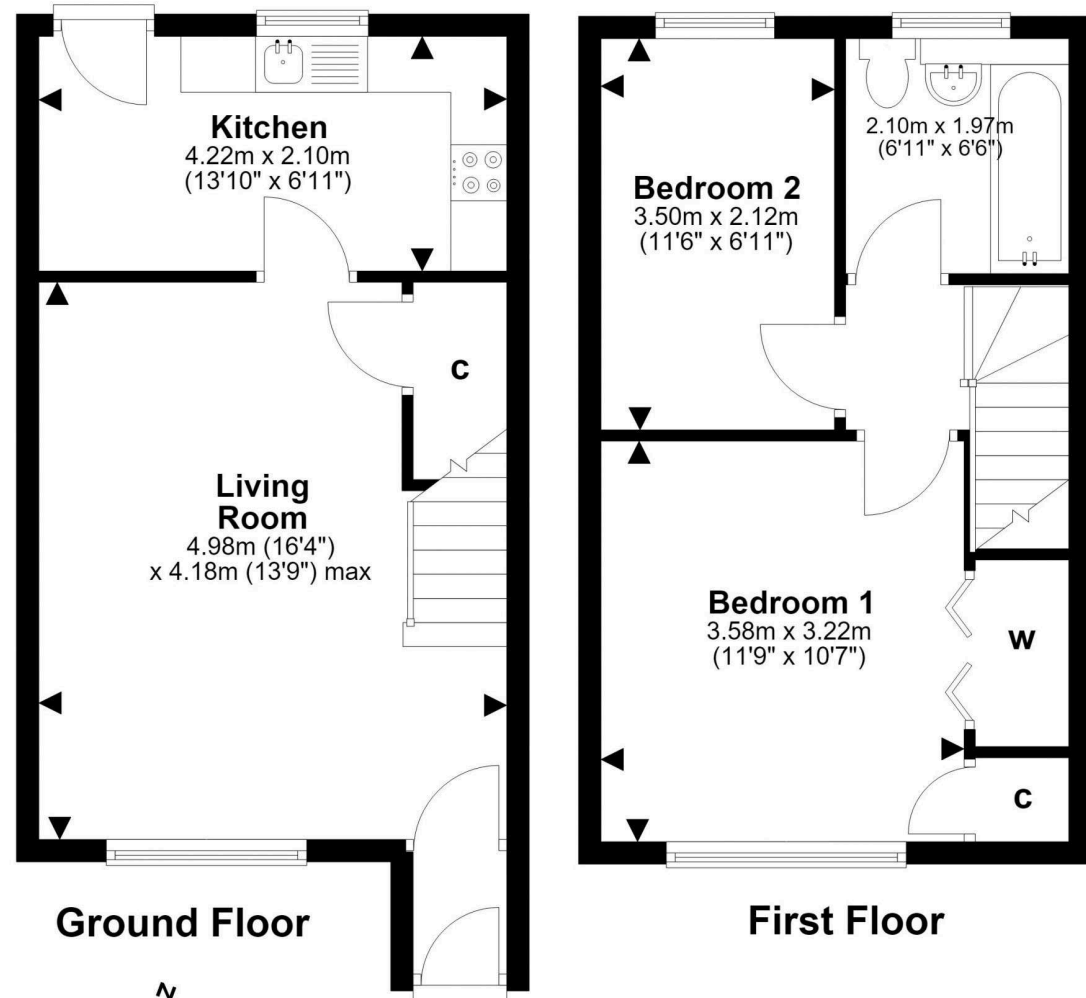
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular Liberton area of Edinburgh, which lies some 4 miles south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park also within easy reach. Schooling is well represented from nursery to senior level. The property is also ideally positioned for the Royal Infirmary and the Scottish Parliament. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also close by.

Energy rating C, Council tax band D. Furniture, fridge, dishwasher and cooker oven can be available with separate negotiation.





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.