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*Three Bedroom Detached Family Home In
Edinburgh's Sought After Liberton Area*



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McEwan Fraser Legal is delighted to present this three-bedroom detached family home in the heart of Edinburgh's sought-after area of Liberton. The property has been well maintained by the present owners.

THE LOUNGE/DINER



Inside, the property comprises:

- Spacious living/dining area offers various possibilities for furniture arrangements and in addition to the kitchen, it too provides access to the conservatory, creating a free-flowing family space.
- Fully equipped kitchen which is fitted with a five-ring gas hob, double ovens and freestanding white goods. The kitchen also provides access to the utility room and conservatory which is an excellent family space.



THE CONSERVATORY



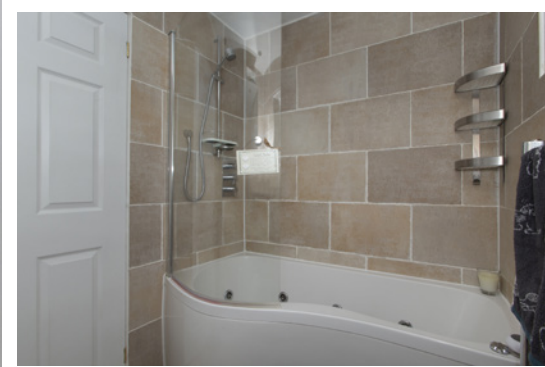
THE KITCHEN





- The family bathroom is situated on the first floor with the bedrooms and is a modern three-piece white suite with a shower over the spa bath.
- The house has three bedrooms two of which are generous double bedrooms and the third bedroom is a spacious single bedroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

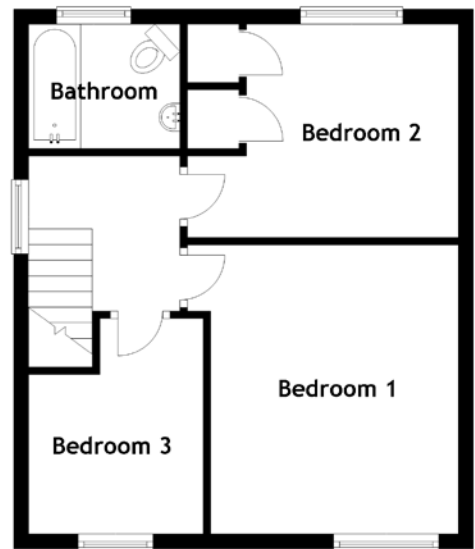
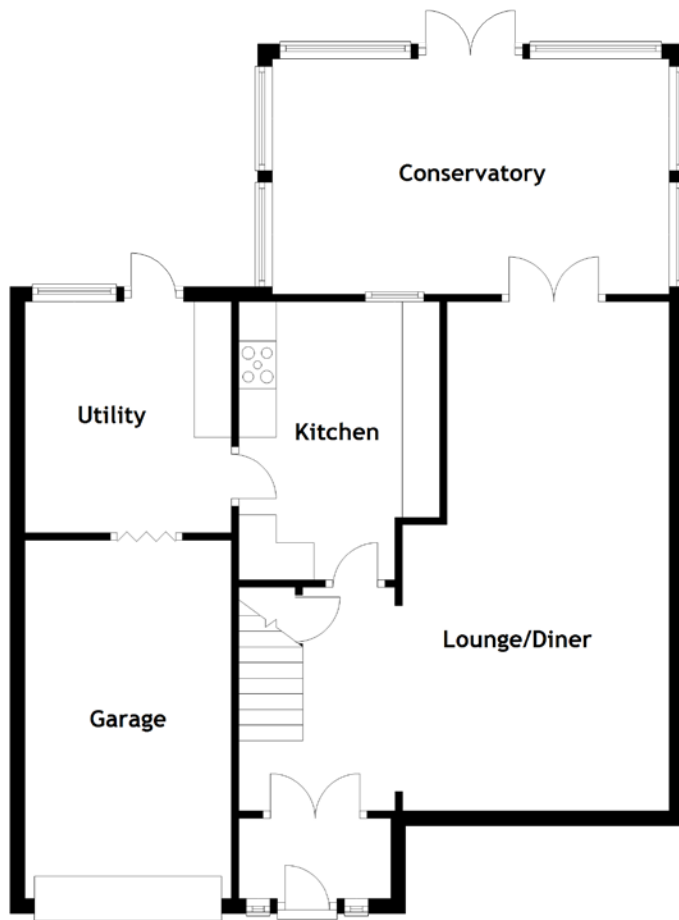


The house further benefits from a single garage which provides excellent storage in addition to the attic space. The house boasts a generous, private rear garden, and has gas central heating and modern double glazing making for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

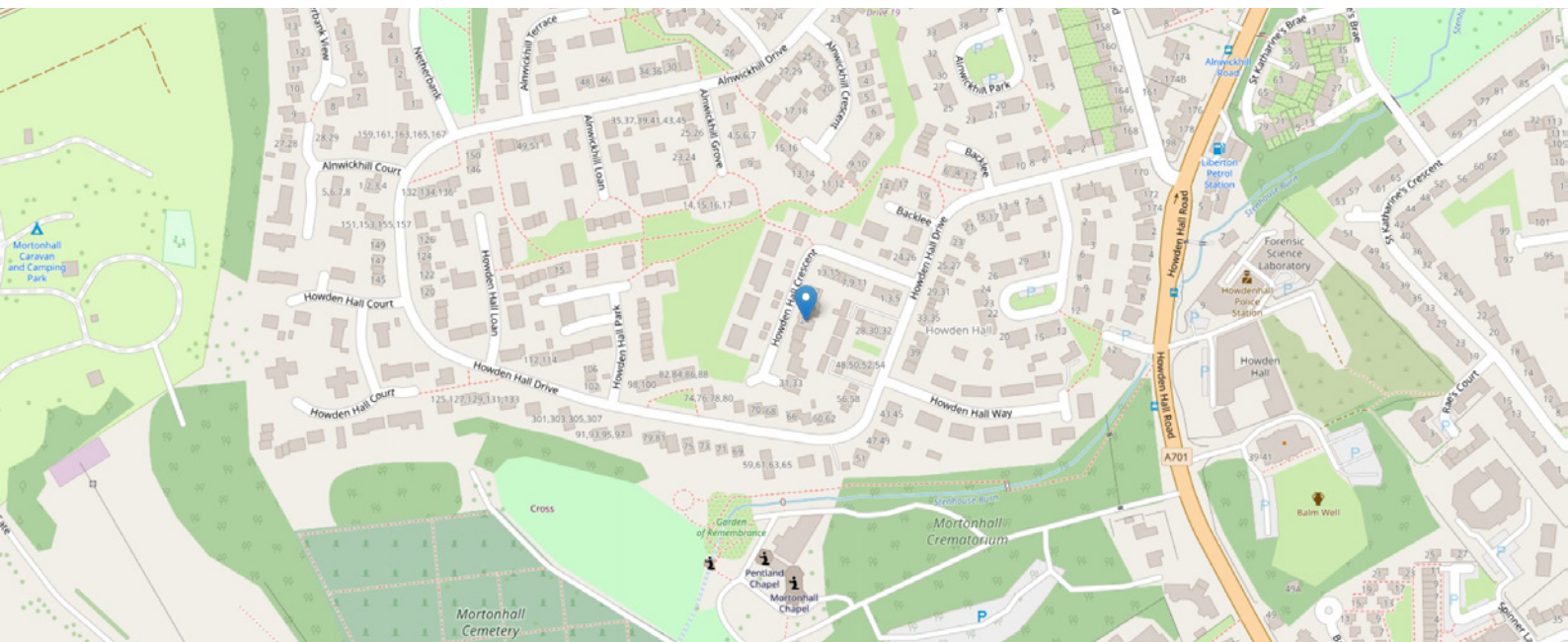


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.84m (22'5") x 5.78m (19')
Conservatory	5.33m (17'6") x 3.16m (10'4")
Kitchen	3.74m (12'3") x 2.70m (8'10")
Utility	3.11m (10'2") x 2.63m (8'8")
Bedroom 1	3.88m (12'9") x 3.68m (12'1")

Bedroom 2	3.68m (12'1") x 2.88m (9'5")
Bedroom 3	2.89m (9'6") x 2.35m (7'8")
Bathroom	2.16m (7'1") x 1.67m (5'6")
Garage	4.94m (16'2") x 2.78m (9'1")

Gross internal floor area (m²): 109m²
EPC Rating: E



THE LOCATION

Liberton is a sought-after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.

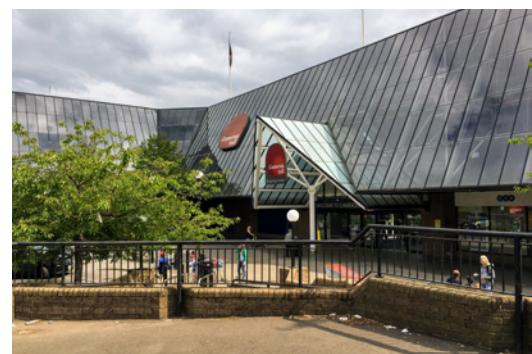




There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



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