

JEAN ARMOUR
AVENUE

10

10 Jean Armour Avenue
LIBERTON | EDINBURGH | EH16 6XA


warners
solicitors & estate agents



10 Jean Armour Avenue

LIBERTON | EDINBURGH | EH16 6XA

Warners are delighted to offer to the market this rarely available two-bedroom, end terraced bungalow situated in the popular residential Liberton area, south of Edinburgh city centre. Offering bright and spacious accommodation with gardens to the rear along with residents and visitors parking, this property is close to many local amenities and transport links. Presented to the market in good order throughout we would recommend an early viewing.

The accommodation is comprised of a large living room which is flooded with light through the large glass patio door and floor to ceiling windows. The patio door provides direct access out to the private rear garden, which directly faces the south and is ideal for basking in the summer sun. The spacious kitchen/diner is fitted with contemporary base and wall units whilst also offering ample space for hosting. Both bedrooms offer well-proportioned space with the master bedroom benefitting from two built in wardrobes, together with a large box room which offers versatility as a walk-in wardrobe, home office or additional storage space. The property is completed by a modern and recently fitted bathroom with traditional three-piece white suite with shower over bath and a separate wet room.

- Spacious two-bedroom bungalow in a popular area
- Large living room with direct access to rear garden
- Dining/kitchen with ample space for entertaining
- Two well-proportioned double bedrooms
- Newly fitted bathroom and additional wet room
- Abundance of storage space throughout the property
- South facing, private garden for enjoying the summer sun

Included in the sale will be the fridge freezer, dishwasher, washing machine and two free standing cupboards. EPC Rating C

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



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 is 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.



