



RALPH HENDRIE LEGAL

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"STYLISH TWO BEDROOM, MODERN
SECOND FLOOR APARTMENT IN
TRANQUIL SETTING IN LIBERTON"

Offers Over
£175,000

www.ralphhendrie.legal



The property comprises a beautifully presented and well appointed second floor flat quietly situated in a modern residential cul-de-sac development in the popular Liberton area. Access is through a secure entryphone system and on entering immediately presents a modern, yet homely flat, set around a welcoming hallway. The accommodation is generously proportioned and has been freshly decorated with neutral tones throughout, emphasizing the light and space on offer. The large lounge/dining area enjoys a great deal of natural sunlight from south-westerly facing patio doors with 'juliet' balcony. This room is perfect for entertaining with the open plan layout to the stylish fitted kitchen, which comes with built-in oven, hob and fully integrated fridge/freezer. There are two excellent double bedrooms, both with built-in wardrobes and the master benefits from a pristine ensuite shower room, which compliments the three piece bathroom. The property further benefits from gas central heating, double glazing and externally, there is ample parking and shared garden with secure bike stores.

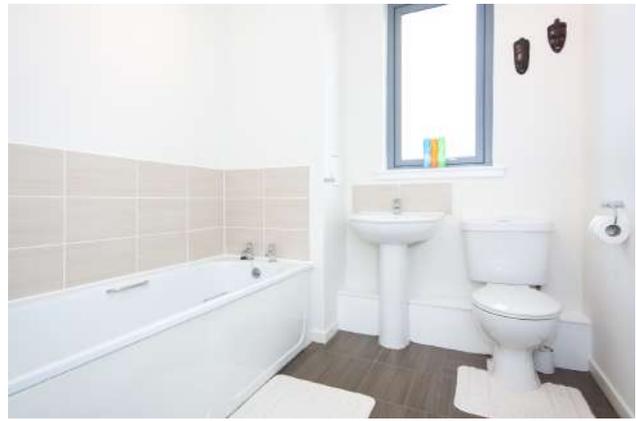


Please call 0131-370-0470 to make an appointment to view



or you can email us at viewings@ralphhendrie.legal

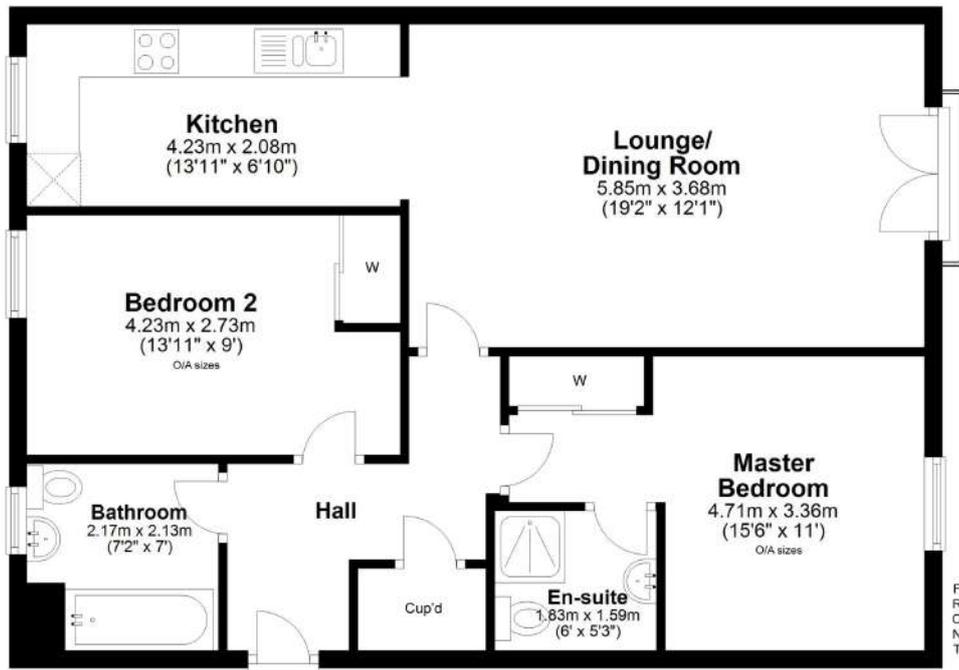




LIBERTON

Liberton is a highly sought after residential suburb, lying south of Edinburgh city centre. It encompasses a vast area, west from the Braids over to Craigmillar Castle, in the east. The Edinburgh Royal Infirmary is close by as well as Edinburgh Universities Kings Buildings Campus. Good local amenities are available, with more extensive shopping found at nearby Straiton Retail Park. Fabulous walks are available on the nearby Pentlands, offering great leisure opportunities, including the golf courses of Liberton and the Braids. An excellent choice of schooling is available including Liberton High School. The city by pass, links to all the major road networks, an ideal location with regular bus services into the city centre.

or visit us online at www.ralphhendrie.legal



Second Floor

Approx. 72.7 sq. metres (782.8 sq. feet)



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