

COULTERS[©]

3 CLACKMAE GROVE

LIBERTON, EDINBURGH, EH16 6PD

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

3 Clackmae Grove is a well presented two-bedroom semi-detached bungalow well positioned within a quiet residential cul-de-sac within Liberton. The property benefits from a driveway, private front and rear garden which hosts a spacious newly built garden office with electricity.

The property comprises of, hall, bright living room with electric fire and a patio door to the rear garden, kitchen with a range of wall and floor cabinets, integrated appliances, pantry and back door to the garden.

Two double bedrooms both with built in wardrobes and fully tiled three piece suite bathroom with overhead shower and chrome towel rail completes the accommodation.

KEY FEATURES

-  Well presented semi-detached bungalow.
-  Private front and rear gardens with garden office.
-  Within a short walk to The Braids.
-  Two double bedrooms with built in wardrobes.
-  Single garage and driveway for two cars.
-  Excellent local amenities nearby.



Externally, the property has a well-maintained south-east facing rear garden with a decked seating area and paved area where the garden office is situated with surrounding flowerbeds.

To the front of the house, there is a stoned front garden, monoblock driveway which provides off-street parking for two cars. The driveway leads to a gate providing access to the rear garden.





THE LOCAL AREA

Liberton, situated to the south of Edinburgh's City Centre, is close to the wonderful open spaces of Blackford Hill and The Hermitage of Braid.

The Pentland Hills are also easily accessible for outdoor enthusiasts. Cameron Toll Shopping Centre which is within a 5 minute drive, houses a variety of high-street retailers and a Sainsbury's and Aldi.

The Edinburgh University's Kings Buildings and The Royal Infirmary of Edinburgh are both easily accessible from Liberton making it a popular area for people working there.

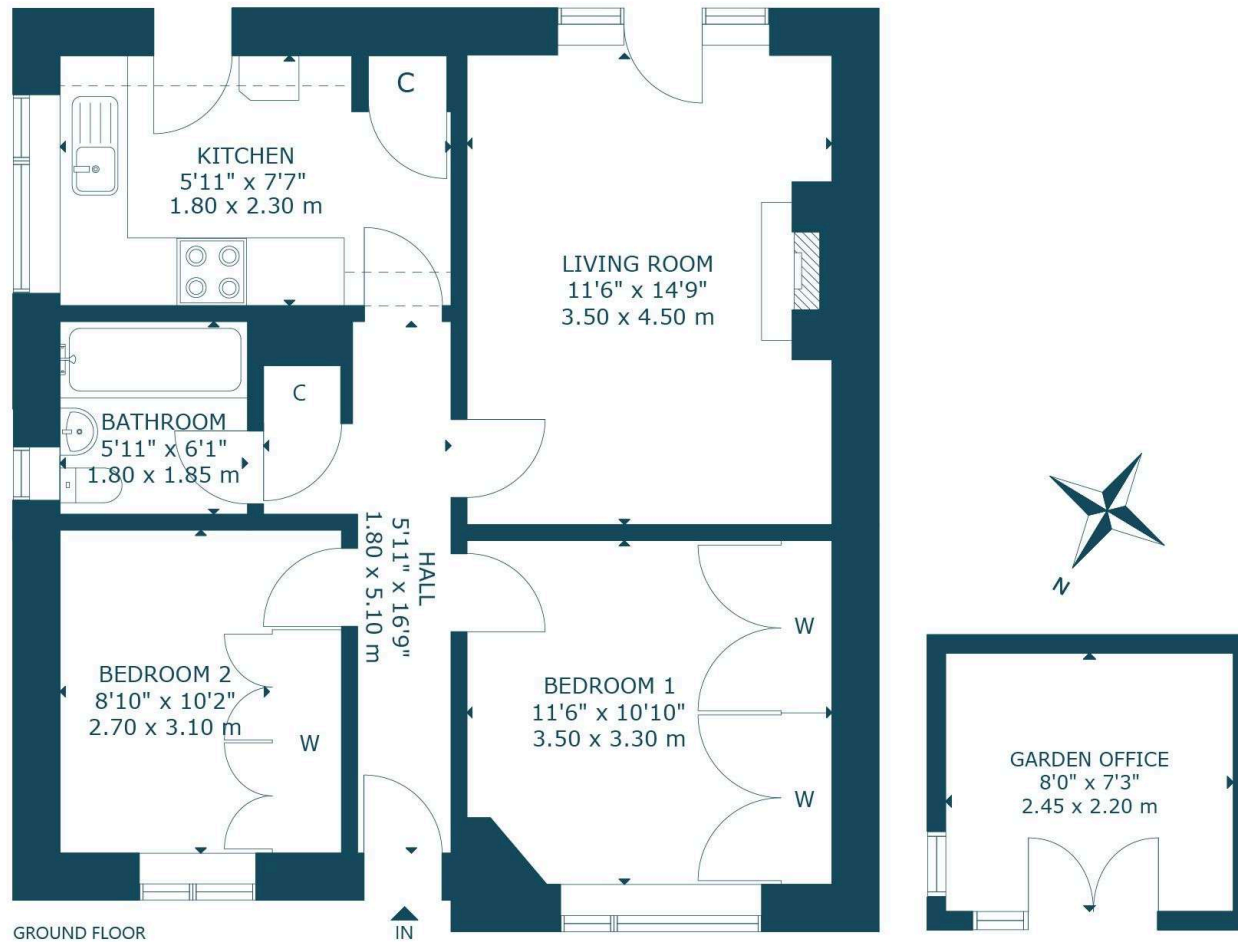
Regular buses travel down Liberton Road towards the City Centre.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 620 SQ FT / 57 SQ M
 GARDEN OFFICE 58 SQ FT / 5 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.