



boyd property

17 Headrigg Row
EDINBURGH | EH16 5RZ

17 Headrigg Row

EDINBURGH | EH16 5RZ

Description

An excellent opportunity has arisen to acquire this lovely, bright, and spacious 3-bedroom end terrace house, which is quietly located in this popular and mature residential district of Liberton and is within easy reach of the City Bypass and the City Centre. It boasts flexible family accommodation over two floors and briefly comprises: entrance hall, lounge, kitchen, dining room, upper landing with hatch to attic, 3 double bedrooms and bathroom. The property benefits from gas central heating, double glazing, and good storage facilities. Externally there are areas of enclosed private garden ground to the front, side and rear of the building and there is private off street parking to the front. It is anticipated that this home will prove to be of particular interest to perhaps the growing family and viewing is therefore highly recommended to fully appreciate the potential on offer.

Location

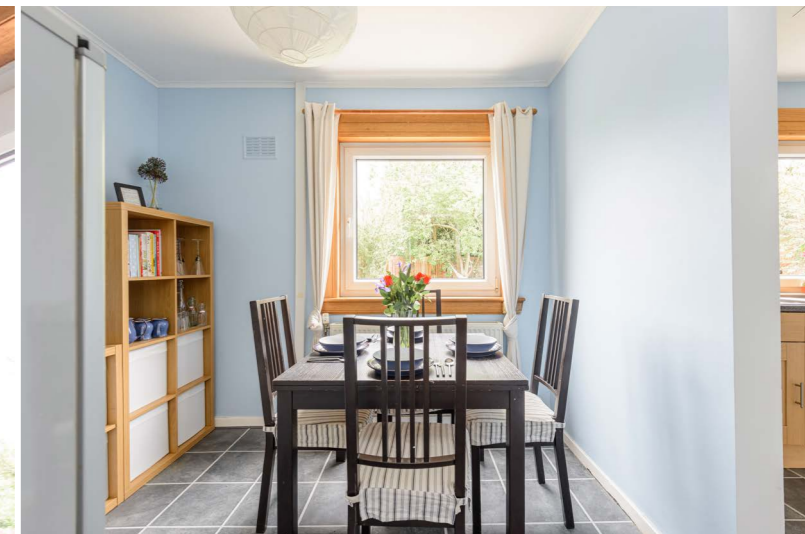
The property is situated in an established residential area to the south of Edinburgh City Centre. Local shops, as well as Cameron Toll, Straiton and Fort Kinnaird, provide ample shopping opportunities close to the property. There is a public park and Golf Course 5 minutes' walk away. The Royal Infirmary and the Edinburgh University Kings Buildings campus are also a short walk from the property. Regular public transport is available from Gilmerton Road and Old Dalkeith Road. The Edinburgh University campuses in the City Centre can be reached by bus in 20 minutes. Schooling is well-represented from nursery to senior level. There is easy access to the City Bypass, the A1 and Edinburgh International Airport.

Extras

All fitted floor coverings, lounge curtains, white goods in the kitchen and the garden shed.

Price & Viewing

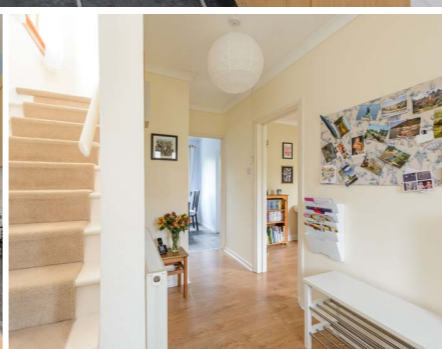
For price and viewing information contact Agents.



Features

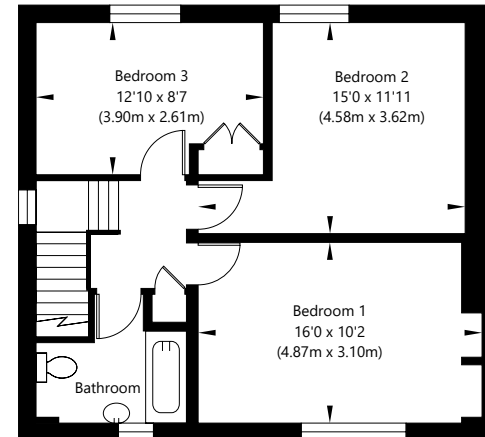
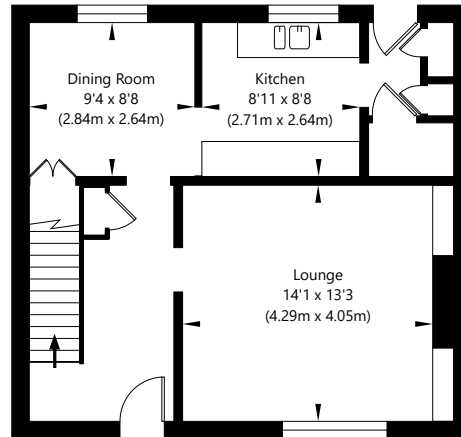
- Entrance hall
- Lounge
- Kitchen
- Dining room
- Upper landing
- 3 Bedrooms
- Attic
- Bathroom
- Double glazing
- Gas central heating
- Private front, side & rear gardens
- Private off-street parking

“ An excellent opportunity has arisen to acquire this lovely, bright, and spacious 3-bedroom end terrace house, which is quietly located in this popular and mature residential district of Liberton. ”





Approx. Internal Area 100.22 Sq M / 1079 Sq Ft.
 Not to scale. For identification only.
 © www.planography.co.uk 2022



Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD | Townsend Place | Kirkcaldy | KY1 1HB
 T: 0131 226 7464 F: 0131 226 7242 T: 01592 858 466
 E: sales@boyd-property.com W: www.boysolicitors.com

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

