



**27A Blackford Glen Road, Liberton,
Edinburgh, EH16 6AD**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

CHARMING

ONE BED UPPER FLAT



Peacefully situated, one bedroom, upper flat, located in the highly regarded residential area of Liberton, this property is situated on a country lane leading to the Hermitage Nature Reserve, yet within easy reach of a good range of local amenities and the City Centre, ideal for a first-time buyer or investment buy. The property is now in need of modernisation and is being sold as seen. The accommodation is on the first floor and consists of a shared entrance stair and attic for storage, a hall, with storage, a living room, with lovely open views, a kitchen, again with open views, a sunny double bedroom, with built-in storage, and a bathroom. There is an area of south facing garden to the rear and unrestricted on-street parking. The Hermitage, Braid Hills and Blackford Hill are all within a short walk from the property.

Shared entrance stair and store
Hall
Living room
Kitchen
Double bedroom
Bathroom
Shared attic
Storage heating
Double glazing
Area of south facing garden
Unrestricted on-street parking





LIBERTON

Liberton is situated to the south of the city centre and is perfectly placed for the new Edinburgh Royal Infirmary, Kings Buildings, Edinburgh University buildings and Sick Children's Hospital. There are local shopping amenities within walking distance, catering for every day needs and Cameron Toll shopping centre which has a Sainsbury's supermarket along with various other retail outlets. Newington offers a variety of local shops, banks, post office and many cafes/bars, restaurants. Heading south out the city it is within easy reach of Pentland Retail Park at Straiton, as well as Ikea and Costco. There is an excellent and frequent public transport service into the city with the local terminals just a short stroll from the property. Swift access to the City by-pass, offering connections to the M8/M9, Forth Road Bridge and Edinburgh Airport. The district offers an abundance of recreational amenities including Festival Theatre, Queens Hall, Royal Commonwealth Pool, the open spaces of Holyrood Park/ Arthurs Seat, various golf courses and cosmopolitan choice of cafes/bars and restaurants.



Extras

All fitted floor coverings, light fittings, washing machine and fridge are included in the sale (no warranties given). Sold as seen.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

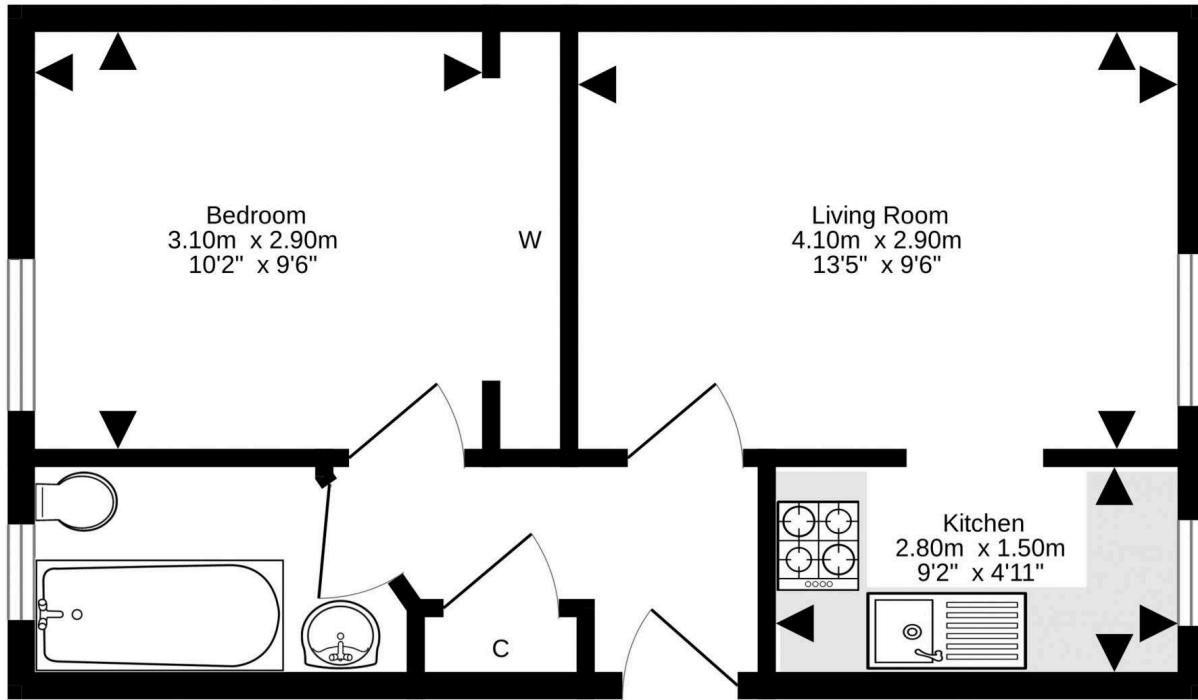
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Home Report Valuation

£135,000

EPC Rating

E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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