



8 Jean Armour Avenue, Liberton, Edinburgh, EH16 6XA

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen present to the market this rarely available two bedroom terraced bungalow offering bright and spacious accommodation with gardens to the rear along with residents and visitors parking. The property is ideally located in a quiet residential area within the popular Liberton area of Edinburgh South of the City centre, close to many local amenities and transport links. Presented to the market in good order throughout we would recommend an early viewing

- Reception hallway with excellent storage facilities.
- Rear facing living room with patio doors offering direct access to the rear garden.
- Spacious dining kitchen equipped with a range of wall and base units along with integrated appliances.
- Master bedroom rear facing with built in wardrobe storage and en-suite shower room.
- Further double bedroom rear facing with ample space for free standing furniture.
- Bathroom comprising WC, wash hand basin with vanity storage and bath.
- Gas central heating.
- Double glazing throughout.
- Private gardens to the rear.
- Residents and visitors parking



## Location

Liberton is an extremely popular residential area lying to the south of the city centre. It has a good range of local shops and supermarkets and there is easy access to Cameron Toll Shopping Centre and the Fort Kinnaird Retail Park which has a fantastic range of high street retailers. Craigmillar Castle woodland is close by and provides wonderful opportunities for walking and cycling. Edinburgh Royal Infirmary is also close by. The area is popular with people who enjoy living in the city but enjoy access to open space. There are good transport links across Edinburgh and to the City Bypass.

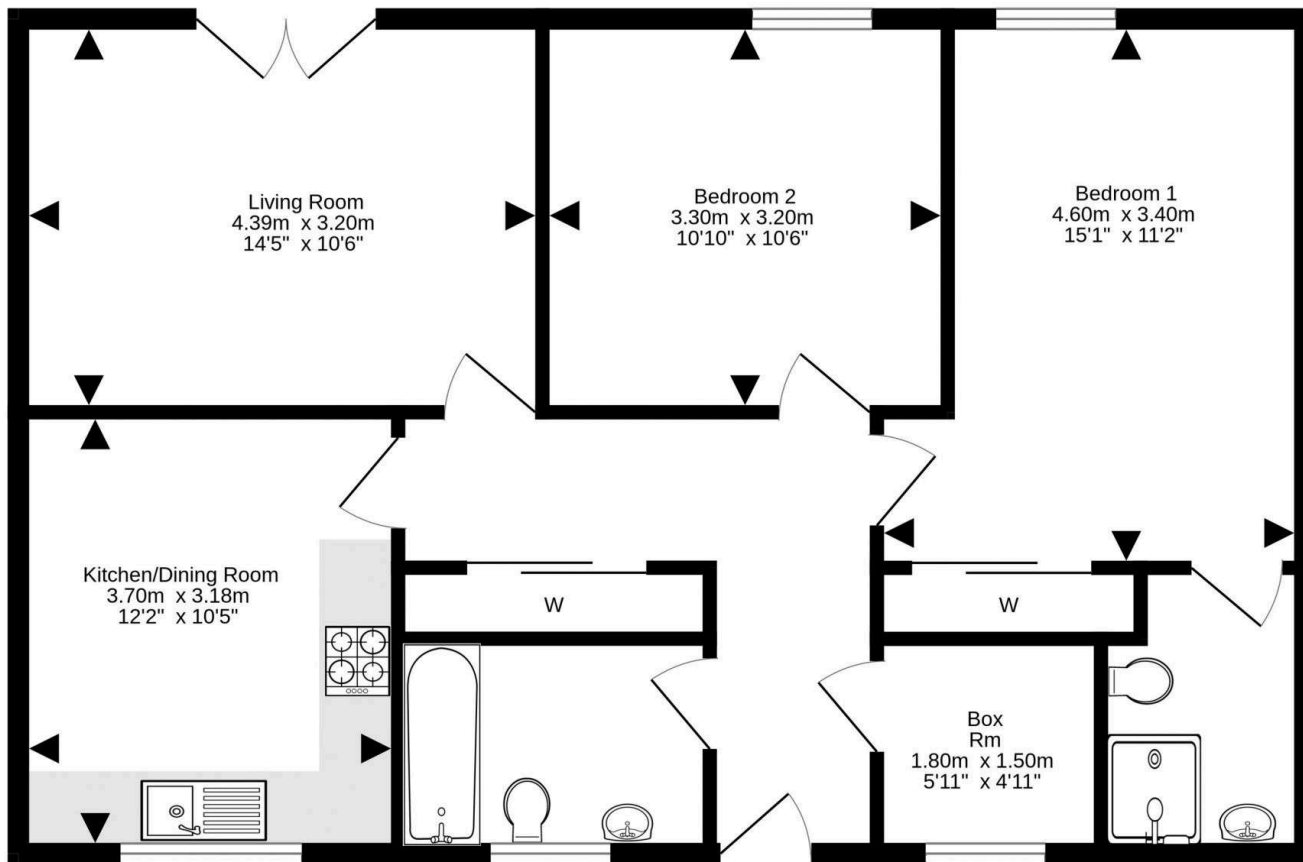
## Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and all floor coverings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



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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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 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. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

