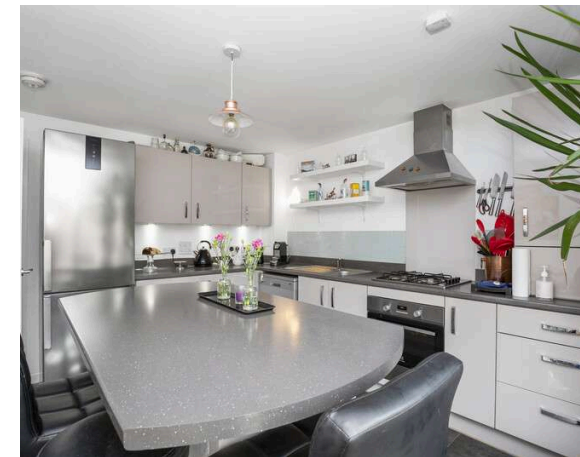




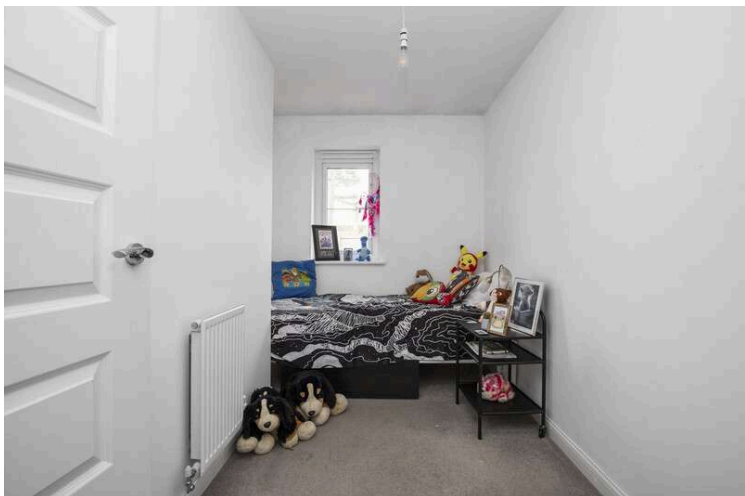
15 Kidlaw Close, Edinburgh, EH16 6FT

www.mcdougallmcqueen.co.uk



A rare opportunity to purchase this bright and spacious three bedroom mid terraced property set in a quiet cul-de-sac in popular location. This exclusive development is factored by Trinity factors, is close to many local amenities and has quick and easy transport links, whilst being only a short distance from vast open green spaces such as Seven Acres Park and The Braid Hills. Presented to the market in good order throughout, we would recommend an early viewing

- Entrance hallway.
- Front facing living room with a useful storage cupboard.
- Dining kitchen equipped with a range of wall and base units along with integrated appliances, French doors allow direct access to the rear garden.
- Utility room.
- Downstairs cloaks comprising WC, wash hand basin.
- Upper landing, hatch to attic storage accessed by a fixed ladder.
- Double bedroom front facing with a large walk in storage cupboard.
- Double bedroom rear facing with views to The Pentland Hills.
- Third bedroom rear facing.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Enclosed rear garden, garden to the front.
- Residents and visitors parking.



Location

Liberton is a sought-after suburb to the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield as is the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks.

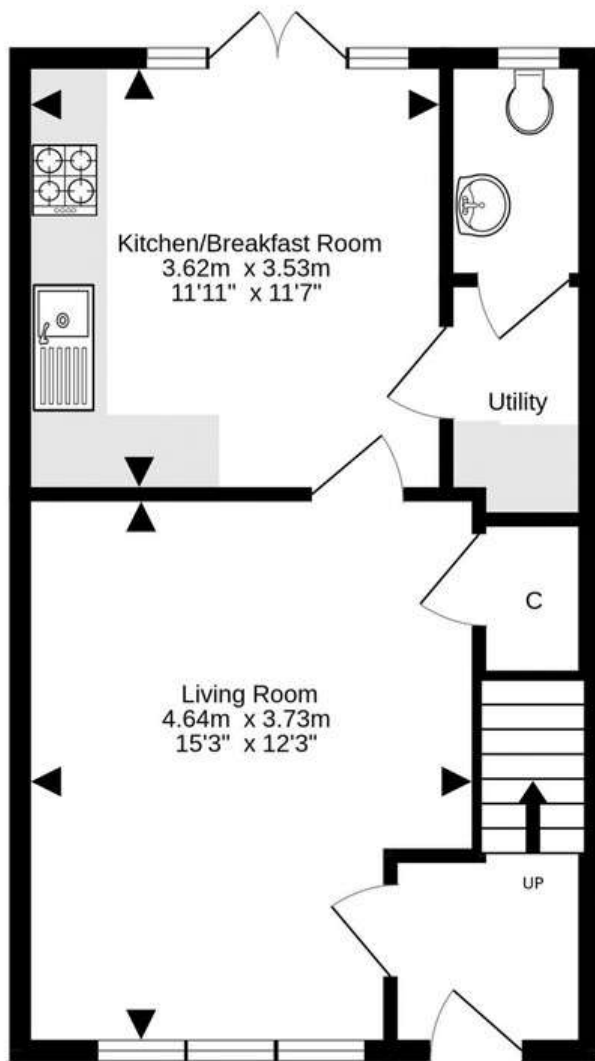
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. Other items may be available by separate negotiation.

Price & Viewing

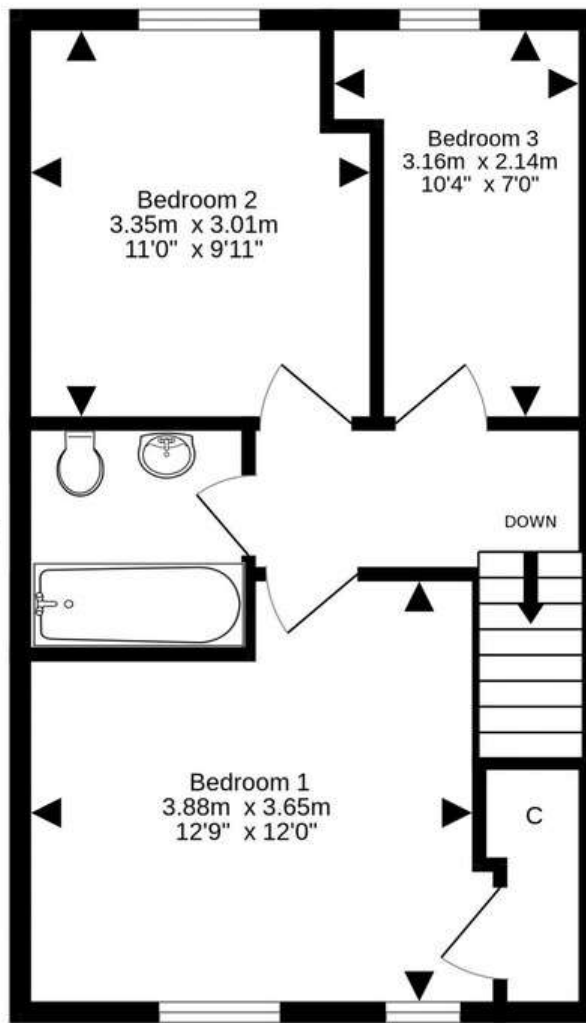
For price and viewing information or further details on this property please contact agent.

EPC Band - C

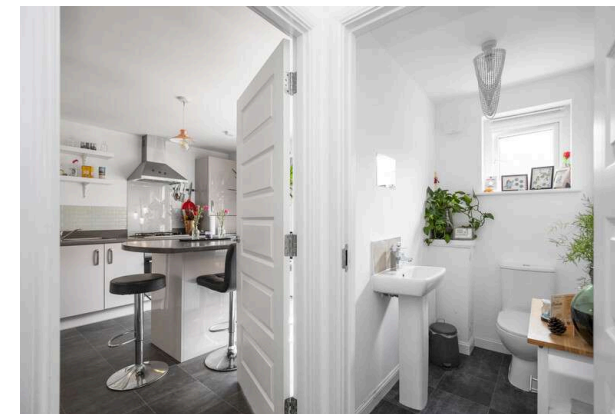
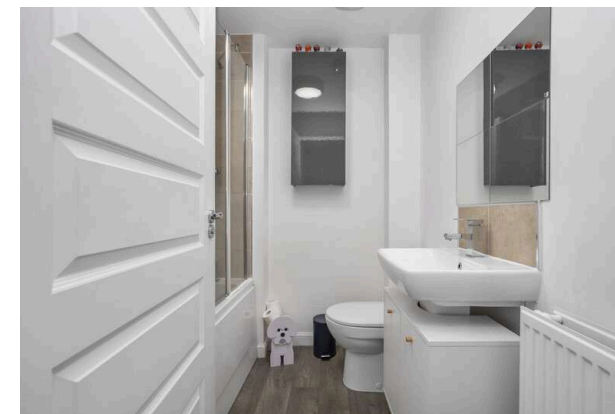


WC
1.81m x 1.18m
5'11" x 3'10"

Bathroom
1.90m x 1.87m
6'3" x 6'2"



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.

