










Offers Over
£195,000

42/8 Garvald Street

Liberton | Edinburgh | EH16 6FB

Impressive, 2 bedroom top floor flat affording excellent natural light with superb open views. Forming part of a contemporary Evolution development, featuring attractive landscaped gardens together with ample residents parking, conveniently placed close to excellent commuting links, bus services and amenities with the Edinburgh University's Kings Building Campus and the new Edinburgh Royal Infirmary within easy reach.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal gardens
-  Resident's parking
-  EPC Rating – B
-  Council Tax Band – C



Description

Offered to the market in true move-in condition, the property shall undoubtedly appeal to many including first time buyers, professionals and rental investors alike, and merits internal viewing to be fully appreciated. Accessed via a secure communal entrance, the stylish, well-presented accommodation comprises; welcoming entrance hallway with good storage provisions with all rooms off. There is a lovely south-facing lounge with excellent open outlook, there is a modern fitted integrated kitchen complete with a range of wall and base units with complementary worktops incorporating the sink unit and built-in gas hob, electric oven and hood with the other integrated appliances included (fridge freezer, washing machine). There is an attractive principal bedroom with built-in wardrobes and en-suite shower room with mains shower. There are two generous double bedrooms, both with built-in wardrobes, with the principal bedroom benefiting from a contemporary en-suite shower room. Lastly, the spacious, part tiled bathroom comprises of a white three piece suite. Further benefits include gas central heating with combi boiler and double glazing and it should be noted that a particular feature of this property is the private bike store, located on the ground floor within the secure communal stairwell.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood and integrated fridge freezer and washing machine. The wall-mounted TV in the lounge and bedroom furniture can be made available by separate negotiation.

Gardens and parking

The development is surrounded by communal landscaped gardens and there is ample on-street resident's parking. As noted, the private bike store is located within the secure communal stairwell.

Factors

Ross & Liddle are the factors for the development to which a month fee of approx. £73 is payable for the upkeep of the communal garden grounds, stair lighting and maintenance and includes block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

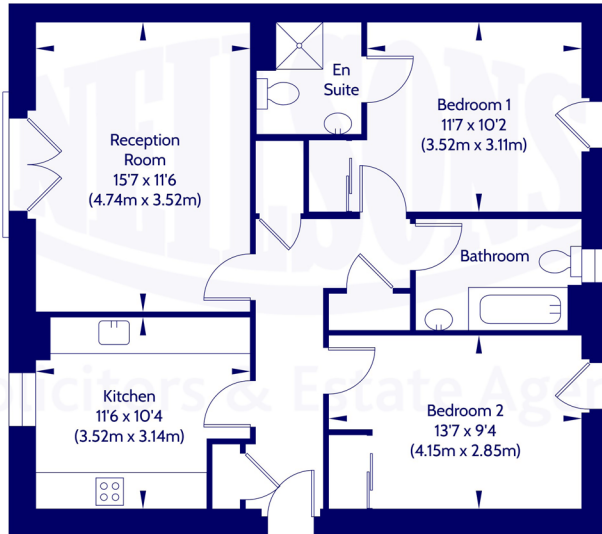
Garvald Street is a stone's throw from Lasswade Road, an arterial route for transport with excellent bus services providing frequent access to the city centre and surrounding districts. The wider district of Liberton is an established residential area south of Edinburgh City Centre providing a wide range of day to day shopping requirements and supermarkets. Further extensive amenities can be found within easy reach at Cameron Toll Shopping Centre, Fort Kinnaird and Straiton Retail Parks. Schooling is available from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Gracemount Leisure Centre with gym and swimming pool is a short walk away with Craigmillar Castle woodland close by as is the Braid Hills and Hermitage Park, providing wonderful opportunities for walking and cycling. The area is ideal for the commuter with The City Bypass just a short drive away providing access to the main motorway network system, the A1 together with Edinburgh International Airport.





Approx. Gross Internal Floor Area 71.9 Sq M / 774 Sq Ft.

Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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