



GILSON GRAY

LAW • PROPERTY • FINANCE

3/1 NETHER LIBERTON COURT

Liberton, Edinburgh, EH16 5UN



Enjoying well-presented, modern interiors and tasteful décor throughout, this two-bedroom, two-bathroom ground-floor flat forms part of an established development in popular Liberton. Ideal for first-time buyers, professionals, couples, smaller families, downsizers, and rental investors alike, the flat is ideally situated for easy access to nearby amenities such as shops (including Cameron Toll Shopping Centre), primary and secondary schools, The University of Edinburgh King's Buildings, and a wealth of green space.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor fan will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Ground-floor flat in Liberton
- Well-presented, modern interiors
- Secure shared entrance
- Welcoming, airy hallway with built-in storage
- Spacious living/dining room with French doors onto private patio area
- Well-appointed, modern kitchen
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Attractive, three-piece bathroom
- Access to shared gardens and communal storage
- Allocated parking space







"THIS TWO-BEDROOM,
TWO-BATHROOM GROUND-
FLOOR FLAT IS PRESENTED IN
A TRUE MOVE-IN
CONDITION."





EPC RATING:



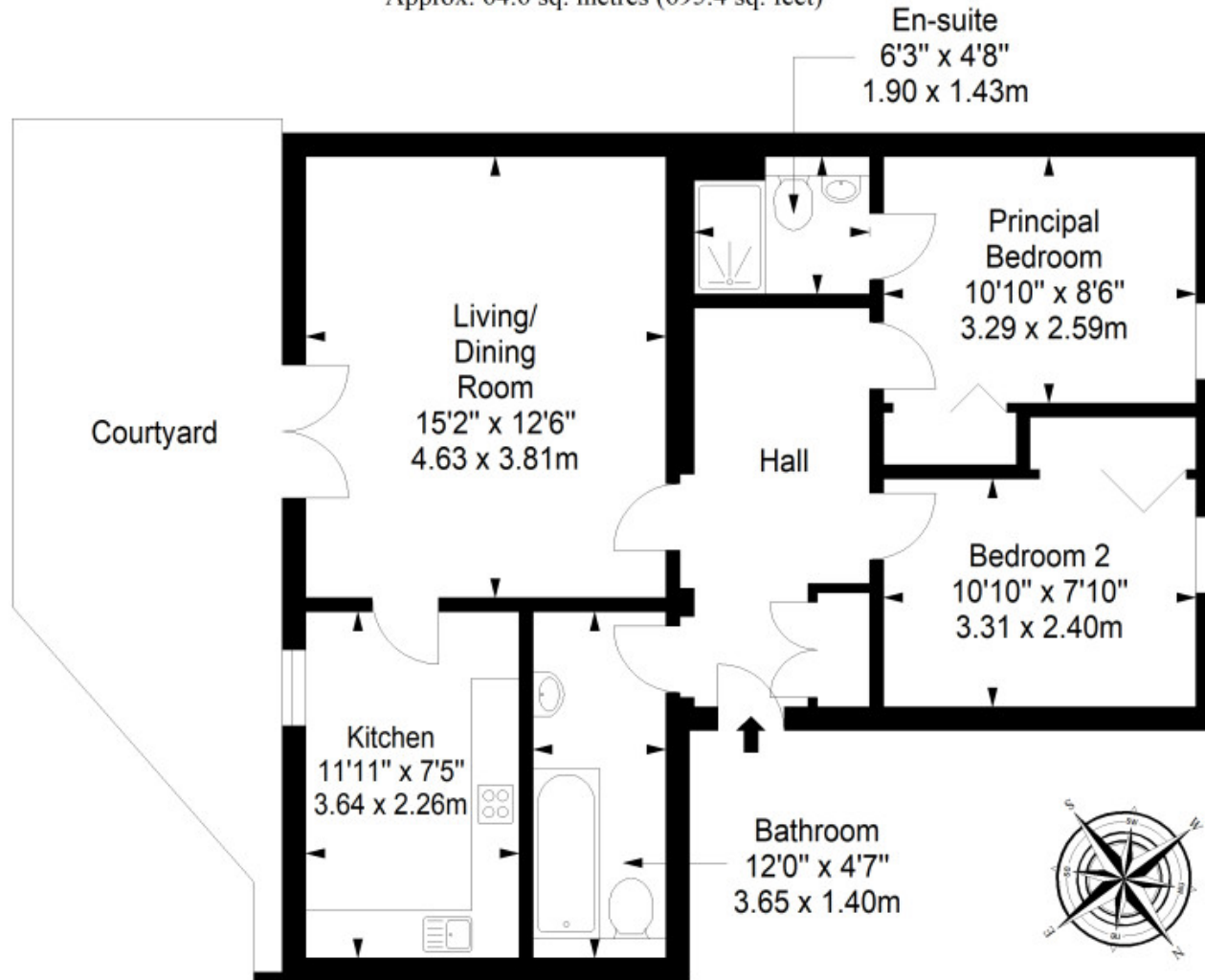
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 sq. feet)



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BORDERS

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