










Offers Over

£235,000

122 Walter Scott Avenue

Liberton | Edinburgh | EH16 5RN

An excellent opportunity has arisen to acquire this impressive three bedroom terraced villa pleasantly situated within the sought after Liberton area of the City. Boasting picturesque views of Arthur's Seat whilst being positioned close to excellent amenities and transport links, the property will appeal to a variety of buyers including couples, professionals and families. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Front & Rear Gardens
-  On-street free parking
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance vestibule with cloak area, hallway, bright and spacious lounge/diner with a dual-aspect, fully-fitted kitchen with freestanding white goods and paneling in splash areas while being styled with wooden units and a dark worktop, rear hallway with a handy understairs storage cupboard, landing with an over stairs cupboard and attic access, first generous double bedroom with integrated wardrobes, second sizeable double bedroom with twin windows, double cupboard and stunning views of Arthur's Seat, third double bedroom with more integrated storage, and a stylish fully-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private gardens can be found to both the front and rear of the property for residents to enjoy. The front is laid with a well-kept lawn with a hedge surround for privacy. The rear garden is large in size and offers lots of potential for landscaping. For the car owner, free on-street parking is available to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





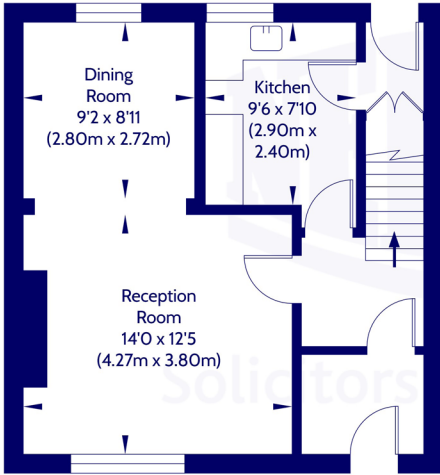
Location

The property is situated in the popular Liberton district of Edinburgh which lies approximately four miles south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including Inch Park and The Braid Hills. Education is well catered for from primary to secondary level and there are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses. The accommodation is within close proximity to excellent commuter links to Edinburgh City Centre and beyond via the City by-pass and a frequent bus service. Conveniently located within walking distance of essential amenities, the property is a short drive to Cameron Toll, Straiton Retail Park and Fort Kinnaird Shopping Centres.

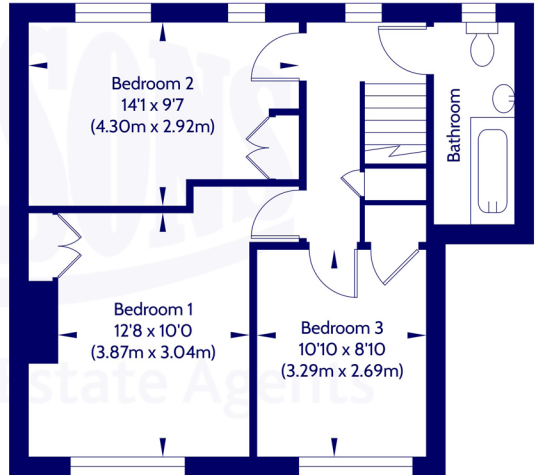




Approx. Gross Internal Floor Area 90.88 Sq M / 978 Sq Ft.



Ground Floor



First 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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