



Solicitors & Estate Agents










Fixed Price

**£150,000**

## 2/6 Pleydell Place

Liberton | Edinburgh | EH16 6DA

An excellent opportunity has arisen to purchase this generously proportioned top floor flat situated within a popular residential district within easy reach of many amenities and transport links. The property offers flexible accommodation and is sure to appeal to a wide variety of purchasers.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Private Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

Upon entering, you are greeted by a welcoming hallway. The dual aspect reception room is a versatile space, bathed in natural light from multiple angles, and offers ample room for both relaxation and dining, complete with carpeting underfoot. The fitted kitchen features sleek white wall and base units paired with complementary splash back tiling. Both double bedrooms are comfortably spacious, designed to provide restful retreats with plenty of room to unwind. The bathroom is stylishly appointed with a crisp white three-piece suite and includes a Mira electric shower over the bath



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens and Parking

The property boasts a private section of the garden, which is primarily laid to lawn, offering a green and serene outdoor space ideal for relaxation or gardening. The garden is framed by a well-maintained hedgerow border, providing both privacy and a natural aesthetic. Additionally, on-street parking is widely available, making it convenient for both residents and visitors.

## Viewing

Please contact Neilsons on 0131 625 2222.





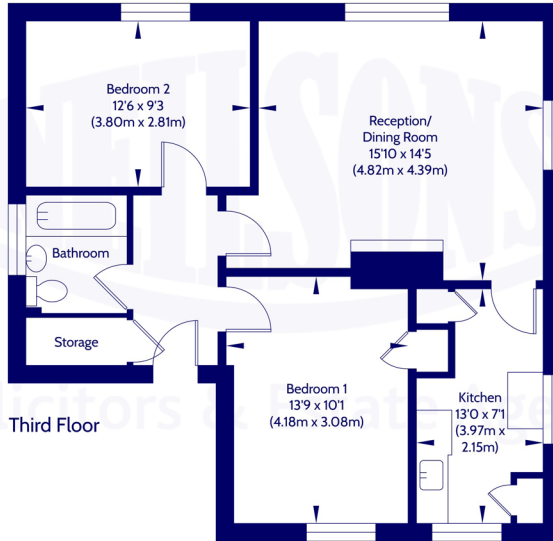
## Location

The property is situated within the popular area of Liberton. Lying to the south of the city centre, the area has a good range of local shopping facilities at nearby Cameron Toll and there are additional shopping facilities at the nearby Straiton Retail Park and Fort Kinnaird. The City of Edinburgh Bypass is on hand linking the main Scottish motorway network system and excellent bus services serve the area linking the city centre and surrounding areas. Leisure and recreational facilities in the area include Liberton Golf Course, Gracemount Leisure and lovely walks can be enjoyed at the Hermitage of Braids and Blackford Hill nature reserve. The Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby and within walking distance.





Approx. Gross Internal Floor Area 65.06 Sq M / 700 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

