










Fixed Price

£138,000

5/6 Liberton Park Court, Lasswade Road

Liberton | Edinburgh | EH16 6JB

This bright, spacious, and charming one-bedroom first floor flat is nestled within a modern retirement (for aged 60 and over) complex, offering a comfortable and convenient lifestyle. The property boasts shared gardens that provide a tranquil outdoor space for relaxation, as well as private parking for added convenience. Located just a stone's throw from local shops and excellent bus links to the city center, this flat combines the ease of modern living with the accessibility of essential amenities, making it an ideal choice for those seeking a peaceful yet connected environment.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The hallway welcomes you with two spacious storage cupboards, offering ample room to keep your belongings neatly organized. The reception room is a warm and inviting space, featuring a focal central fireplace that adds character, while the box bay window provides an ideal area for dining. The fitted kitchen is both functional and stylish, equipped with a mix of freestanding and integrated appliances, complemented by fitted wall and base units, and enhanced with tiled splash areas. The double bedroom is a comfortable retreat, complete with mirror-fronted built-in wardrobes that provide generous storage. The fully tiled bathroom features a classic white three-piece suite, accompanied by a Mira electric shower for a refreshing and convenient bathing experience.



Extras

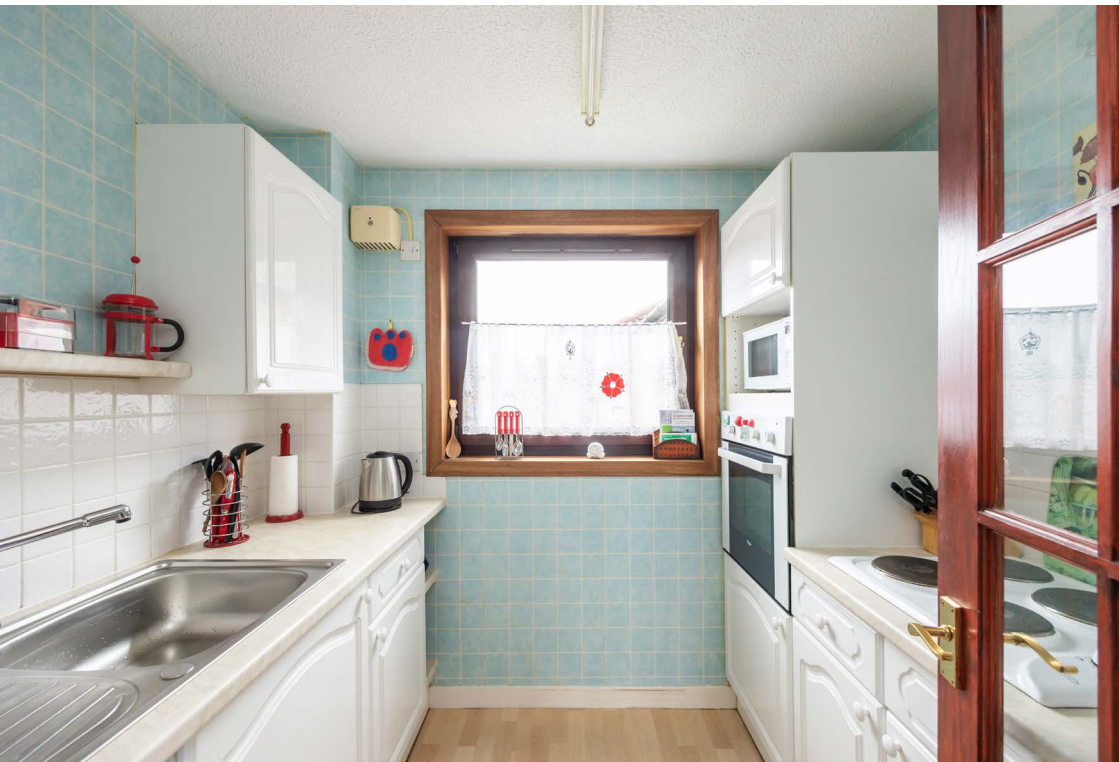
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the flat benefits from the development's beautifully maintained garden grounds, which are primarily laid to lawn and feature charming seating areas where residents can relax and enjoy the outdoors. The landscaped gardens offer a serene environment, perfect for unwinding or socializing with neighbors. Additionally, convenient private parking is available in the residents' car park, ensuring ease of access and peace of mind. The development is professionally managed by Taylor and Martin, who handle the upkeep of the communal areas, with a factoring fee of approximately £119 per calendar month, ensuring that the shared spaces are always well-kept and inviting.

Viewing

Please contact Neilsons on 0131 625 2222.





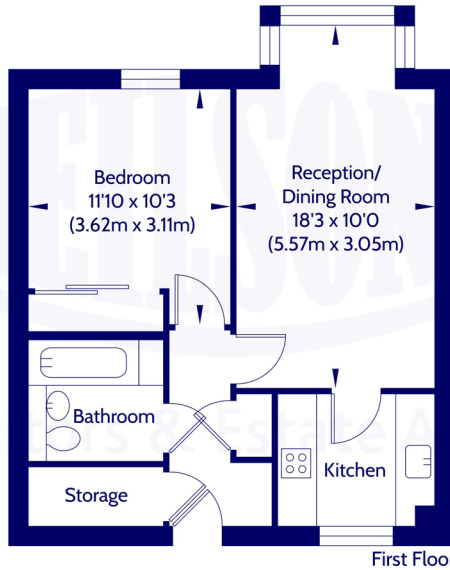
Location

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 43.73 Sq M / 471 Sq Ft.



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.



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