



14 Achnacarry Street, Edinburgh, EH17 8GP

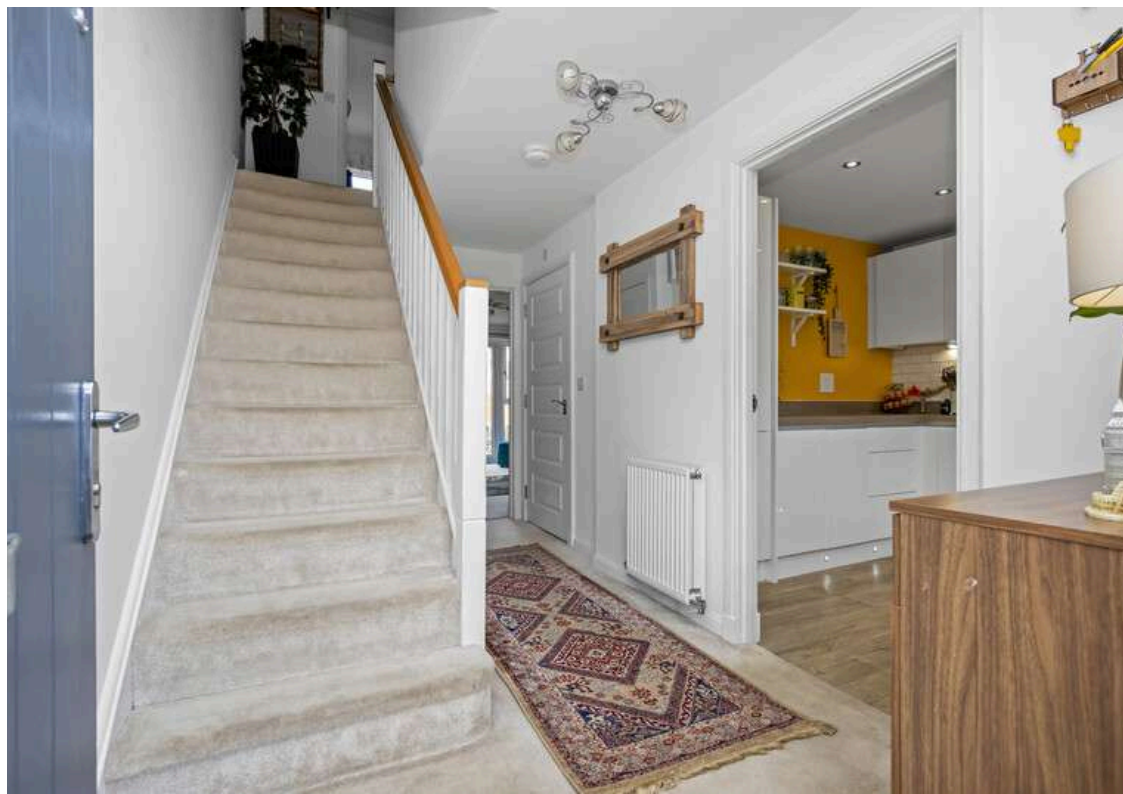
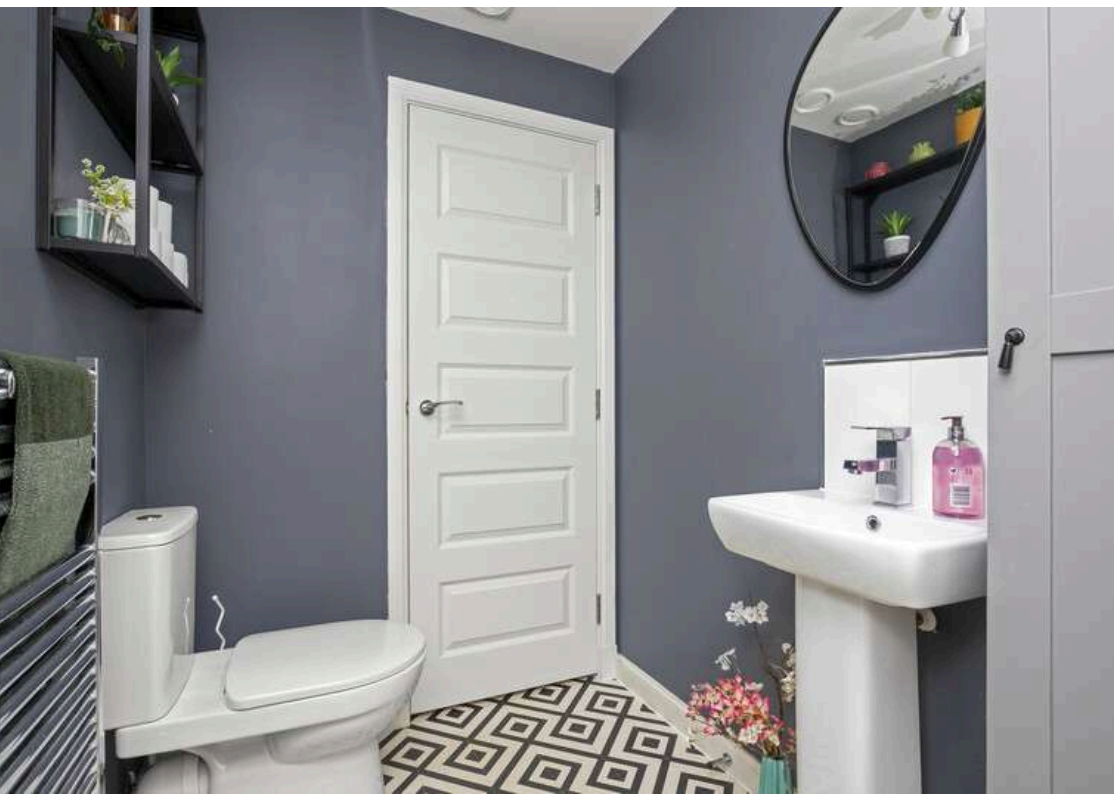


Welcome

Welcome to Achnacarry Street, this delightful three bedroom terraced property offers well-proportioned accommodation arranged over two floors. The property is set within a sought-after, factored development in the popular Liberton area of Edinburgh close to many local amenities, schooling and swift transport links. Presented to the property in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Living dining room rear facing with direct access to the garden.
- Fully fitted kitchen, wall and base units and integrated appliances.
- Downstairs cloaks comprising WC and wash hand basin.
- Staircase to the upper level, hatch to floored attic accessed by a fixed ladder.
- Two double bedrooms
- Single bedroom.
- Family bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Gardens to the front and rear.
- Residents and visitors parking available.
- Factored by Ross & Liddell.







Liberton

Located at the foot of the Pentland Hills and approximately five miles south of Edinburgh City centre, this popular residential area offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions. Situated adjacent to the sought-after green belt area, Frogston Road East is ideal for outdoor enthusiasts with near access to a wide range of pursuits including walking, cycling and dry-slope skiing at the Hillend Ski Centre. There are numerous golf courses within a four mile radius and full equestrian activities at nearby Mortonhall. More extensive shopping and supermarkets can be found at Straiton Retail Park, only a few minutes' drive away. The area also benefits from falling into the catchment area of nearby primary and secondary schools as well as easy access to local nurseries. There are excellent public transport links to the City Centre, Edinburgh Airport and beyond. It is also conveniently situated for access to the City by-pass leading to the airport, the M8/M9, the Forth Road Bridge and the A1 south.

Notes

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. This property is factored by Ross and Liddell with an approximate annual fee of £100 and is not inclusive of buildings insurance. Further information on the factors can be found via the factors website <https://ross-liddell.com/>. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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Property Hub:

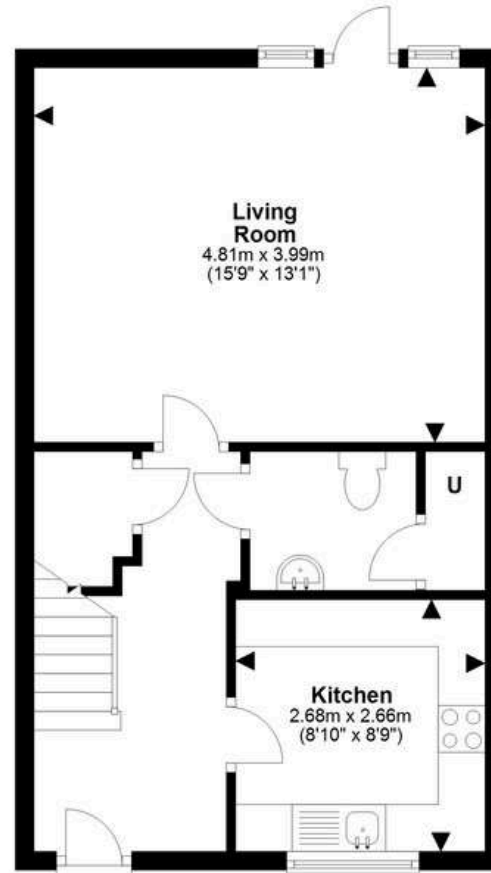
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

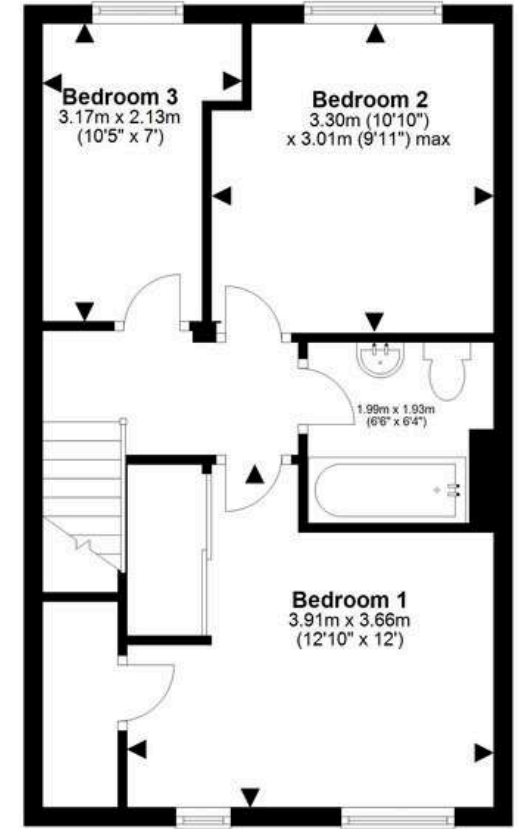
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.
Plan produced using PlanUp.