







## Welcome

Welcome to Park Grove, McDougall McQueen are delighted to present to the market this charming two bedroom bungalow with two reception rooms, the property retains many period features and further benefits include a single garage and driveway with beautiful gardens to the front and to the rear. The property is ideally located within a small, peaceful cul-de-sac in the sought-after Liberton area of Edinburgh lying just south of the city centre, close to many local amenities, schooling and swift transport links. The property is presented to the market in good order throughout, given how rarely available these properties are brought to the market, we would recommend an early viewing to avoid disappointment.

- Entrance vestibule
- Reception hallway
- Front facing living room
- Fitted kitchen
- Dining room with direct access to the rear garden
- Two double bedrooms
- Bathroom
- Insulated loft space
- Gas central heating
- Double glazing
- Alarm system
- Beautiful gardens
- Single garage and driveway with further on street parking available











## Liberton

Park Grove is located in the sought-after area of Liberton just south of Edinburgh city centre. There are excellent local amenities including a bank, post office and local shops to cater for everyday needs. Further shopping can be found at Cameron Toll shopping centre where there is a Sainsbury's supermarket and high street retail outlets. Costco, IKEA and a variety of other retail shops can be found nearby at Straiton. Liberton offers great outdoor activities where you can enjoy a leisurely stroll along Burdiehouse Burn or a walk at Braid Hills to enjoy the panoramic views of the city or a round or golf at Liberton Golf Club. Regular bus services take you to the city centre and surrounding areas. It is also close to the new Royal Infirmary and Edinburgh University's Kings Buildings, with George Square and Old Quad campuses easily accessible. Newington with its excellent range of shops and amenities, is within easy reach. The city by-pass is easily accessible, connecting to the Airport and Central Scottish motorway networks. There is excellent schooling available in the area both in public and private sector for nursery to senior level.

## Extras

Included in the sale are the white goods, fixtures & fittings and fitted floor coverings.









# Get in touch

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EH22 1JB

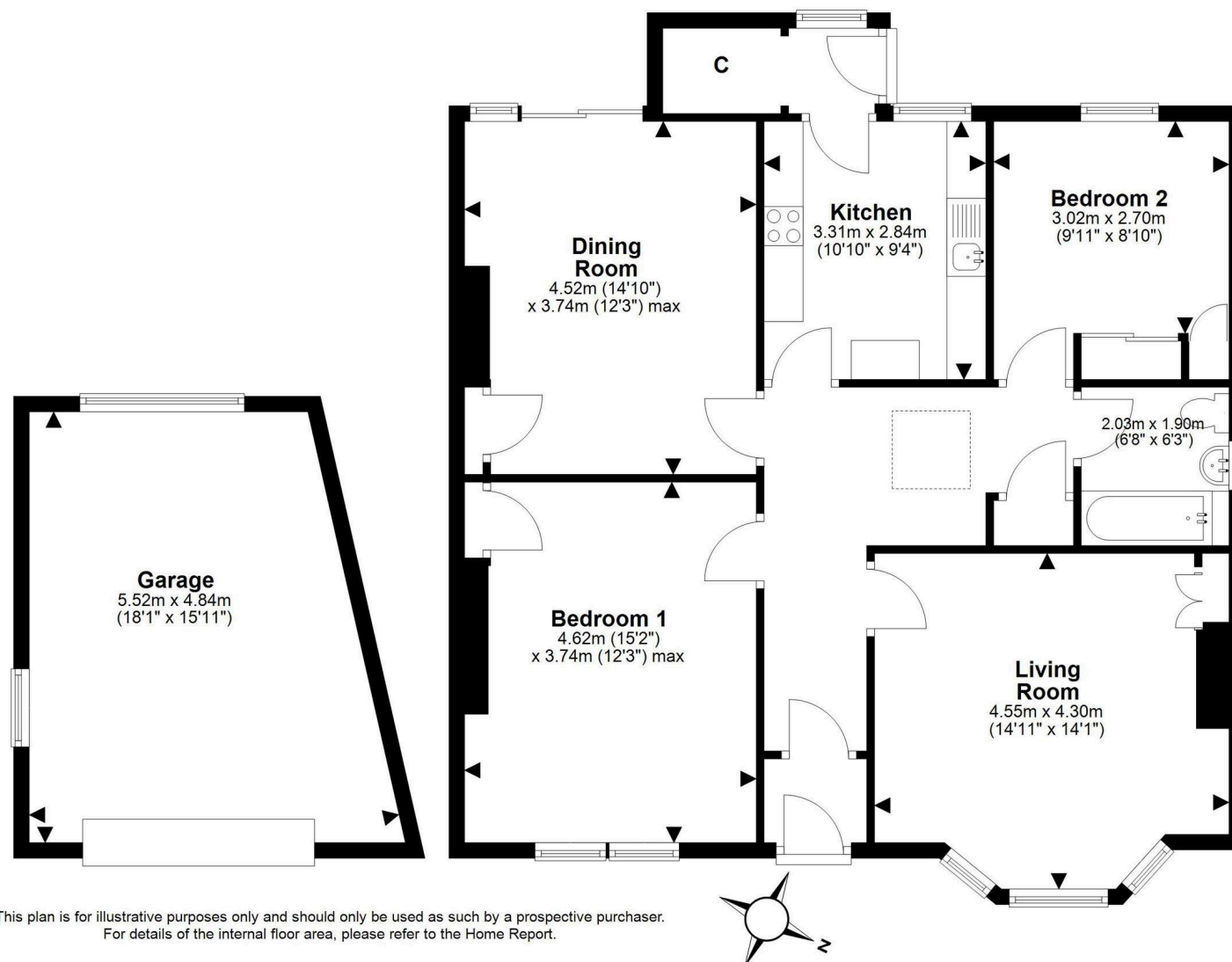
Bruntsfield Office:

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**CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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