

COULTERS®

# 27/1 GARVALD STREET

LIBERTON, EDINBURGH, EH16 6FB

1 BED

1 BATH

1 PUBLIC



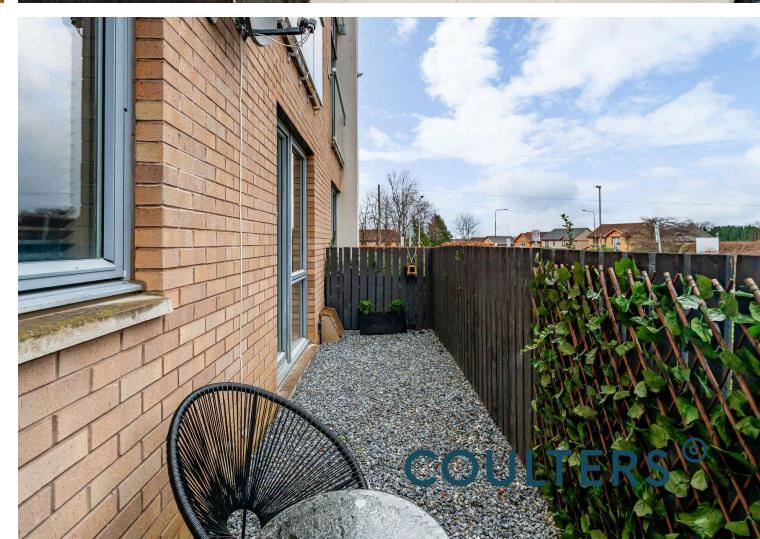
## TAKE A LOOK INSIDE

This well-presented modern ground floor flat offers stylish and comfortable living, with the added benefit of direct access from the sitting room to a private garden area, providing a perfect space for outdoor relaxation, entertaining, or enjoying a morning coffee. The thoughtful layout ensures a bright and airy feel throughout, making the property both welcoming and practical.



## KEY FEATURES

- Stylish ground floor flat within a modern development.
- One generous double bedroom.
- Direct access to a private patio area.
- Private residents parking.
- Excellent transport links to the city centre.
- Within a short drive of Straiton Retail Park.
- EPC Rating - C
- Council Tax Band - B



The accommodation comprises a generous double bedroom, offering a peaceful retreat with ample space for furnishings, alongside a contemporary three-piece family bathroom complete with an overhead shower. The kitchen is fitted with integrated appliances and designed to combine functionality with a modern aesthetic, while a Hive smart heating system allows convenient, energy-efficient control of the home's temperature.

Further advantages include private residents' parking and a secure, private bike store located in the shared hallway. Located in a residential area with excellent local amenities and strong transport links to Edinburgh City Centre, this flat represents an ideal opportunity for first-time buyers, professionals, or investors seeking a stylish, well-appointed home with outdoor space and modern comforts.

# THE LOCAL AREA

Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Blackford Hill, Hermitage of Braid and Inch Park which has tennis and padel courts as well as a community sports club. Liberton Bowling Club is less than a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. There is a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside. Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away. It is ideally located for the Royal Infirmary which is less than a five minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away.

## EXTRAS

All fitted floor coverings, light fittings, blinds, integrated appliances and the wardrobes in the master bedroom are included in the sale. Further furniture items are available under separate negotiation.

**HOME REPORT VALUATION: £175,000**



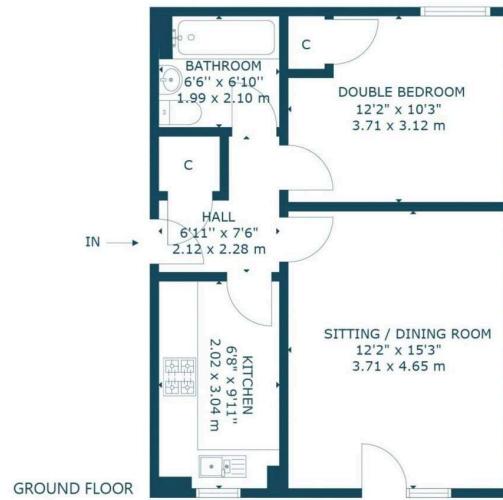
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27/1 GARVALD STREET, LIBERTON, EDINBURGH, EH16 6FB  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 501 SQ FT / 47 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.