



2/4 Pleydell Place, Edinburgh, EH16 6DA



Welcome

2/4 Pleydell Place is a bright and well-proportioned first-floor flat offering generous accommodation and an abundance of natural light throughout. The property is presented in fresh decorative order and benefits from a pleasant open outlook.

The accommodation comprises a welcoming hallway leading to a spacious living room, flooded with natural light and offering ample space for both relaxation and dining. The kitchen enjoys a particularly bright double aspect with windows to two sides, fitted with a range of white wall and base units providing good storage and worktop space.

There are two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility for a range of uses. The bathroom is fitted with a three-piece suite including shower over bath, wash hand basin and WC.

Further benefits include gas central heating, double glazing, fresh neutral décor throughout, excellent natural light in every room and access to a well-maintained communal garden to the rear.

Overall, this is an appealing property that will suit a variety of buyers including first-time purchasers, investors or those seeking a conveniently located home.





Liberton

Pleydell Place 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.

Extras

The property is sold as seen with any white goods, light fitting and window dressings included.



Get in touch

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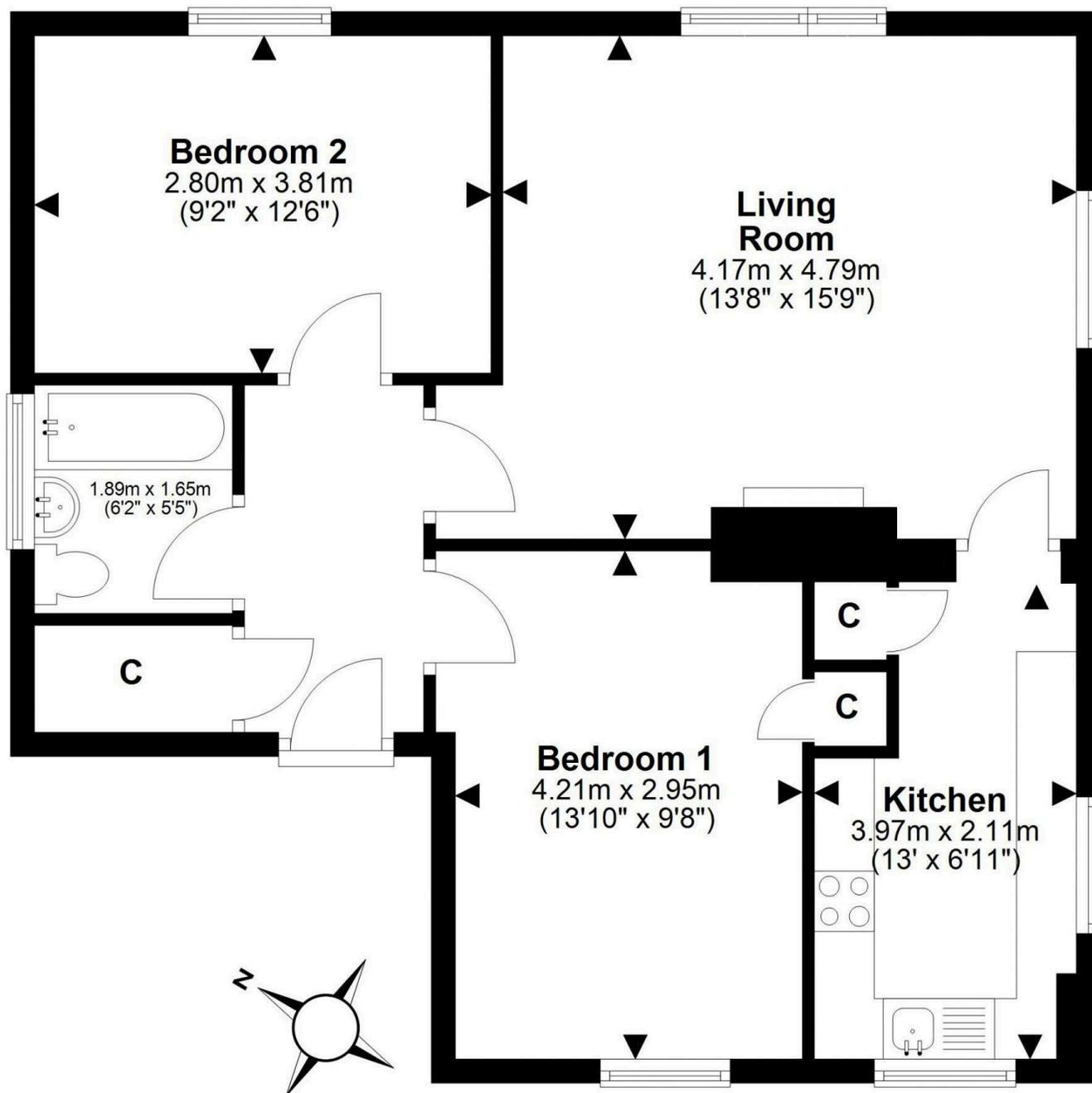
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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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.