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## 17/1, Burnhead Grove, Liberton, Edinburgh, EH16 6ET

Spacious & Well-Presented, Two Bedroom Ground-Floor Flat

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# Property Description

Spacious and well presented, two-bedroom, dual-aspect, ground floor flat with private gardens. Set back off a quiet residential street, located in the popular Liberton area, to the south of Edinburgh city centre.

Comprises an: entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom. Features include uPVC double glazing, gas central heating, integral storage space including wardrobes in each bedroom, and TV and telephone points. Externally, the property benefits from a private rear garden, a shared drying green, and a large private front garden, with ample unrestricted parking to the front and surrounding area.

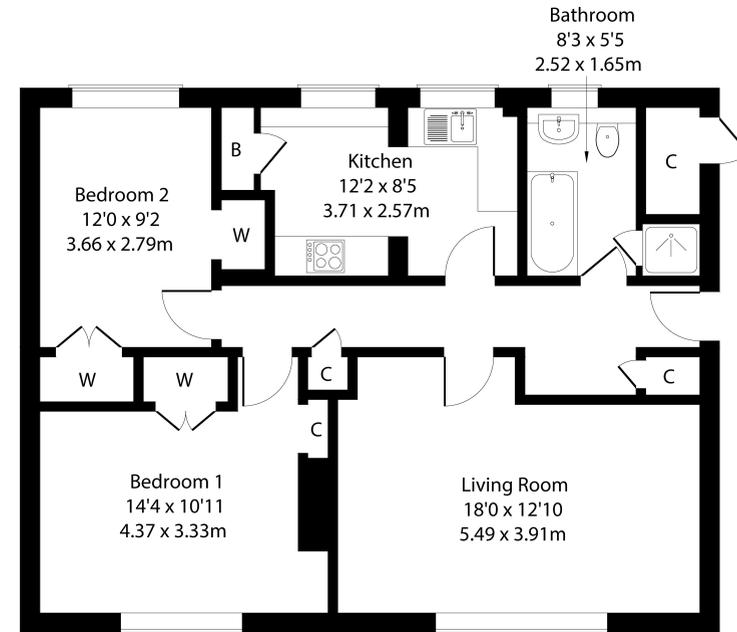
The entrance hall affords access throughout and has space for outerwear and two separate store cupboards. With wood-effect flooring that carries through from the hall, the bright lounge is afforded plenty of natural light from a large front aspect window. In addition, there is light neutral decor with decorative plasterwork and ceiling-mount lighting, and there is also ample space for freestanding living and dining furniture. The kitchen, set to the rear, has fitted units with wood-effect worktops, tiled backsplash, and a stainless steel sink set below one of two windows. Appliances include an integrated oven and gas hob with a canopy above and space and plumbing for further white goods.

Bedroom one is front-facing and benefits from a generous room size that allows for plenty of space for freestanding furniture whilst also offering matching wood-effect flooring from the hall and lounge, and a built-in wardrobe. Overlooking the rear garden, bedroom two is similarly finished with a built-in wardrobe and a separate alcove storage space. Completing the accommodation and set to the rear, the modern bathroom has a fitted three-piece suite with a separate shower enclosure, a hand-held shower unit for the bath, and tiled flooring and splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



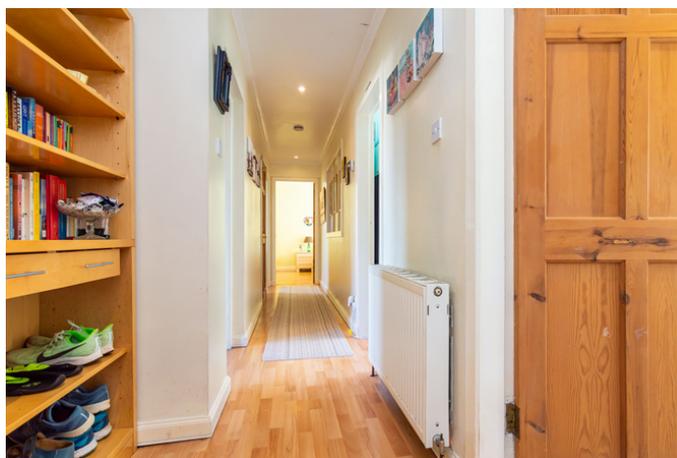
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Liberton is an established residential area south of Edinburgh city centre, offering an extensive mix of family orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces are also situated throughout, whilst the Braid and

Pentland Hills, and Mortonhall Estate offer open spaces for local walks. Liberton is an ideal location for the Royal Infirmary and Edinburgh University and City Bypass, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Lasswade Road and Liberton Gardens.





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## Head Office

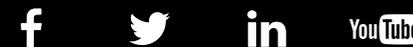
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