



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

Tastefully Presented & Spacious, Two-Bedroom, Dual-Aspect, Ground Floor Flat

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Property Description

Tastefully presented and spacious, 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, good integrated 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; a large private front garden; and ample unrestricted parking to the front and surrounding area.

The entrance hall provides access throughout and has space for outerwear and two separate storage cupboards. Set to the front, with wood-effect flooring extending from the hall, the bright and spacious lounge affords plenty of natural light from a large window and features light neutral decor with decorative plasterwork, two light fitting and ample space for dining furniture (living room sofas are included in the sale).

The kitchen is set to the rear, with fitted units, wood-effect worktops, a tiled surround, and a stainless steel sink with drainer. Appliances include an integrated oven and gas hob with a canopy above; and a freestanding fridge/freezer and washing machine.

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.

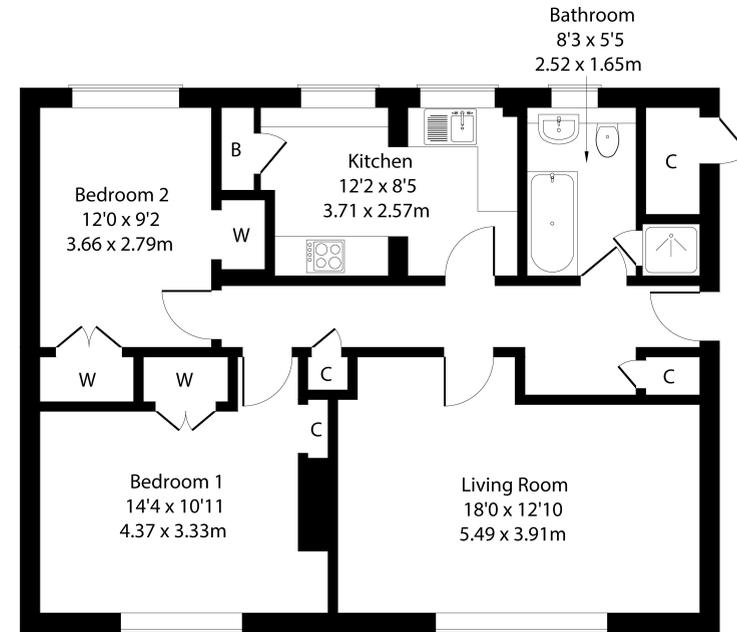
Completing the accommodation, set to the rear, the modern bathroom has a fitted three-piece suite with a separate shower enclosure, a hand-held shower unit for the bath, and tiled flooring and splash walls.

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 Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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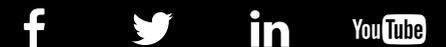
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