



6 Linden Avenue, Edinburgh, EH16 6FA

Beautifully Presented, Two-Bedroom, Mid-Terrace House

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Property Description

Light and beautifully presented, two-bedroom, mid-terrace house, with gardens and residential parking. Located in a modern, residential development, in the popular Liberton area, to the south of Edinburgh city centre.

Comprises an open plan living/dining room and kitchen, utility room, two double bedrooms, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen and bathrooms, gas central heating, double glazing, contemporary decor, flooring and lighting. In addition, there is good integrated storage provision, including built-in wardrobes and a loft.

An enclosed rear garden has a synthetic turf lawn, paved patio and a shed whilst, to the front, is an enclosed patio/service area. This quiet development includes ample, unrestricted, residential and visitor parking bays, as well as superb transport links.

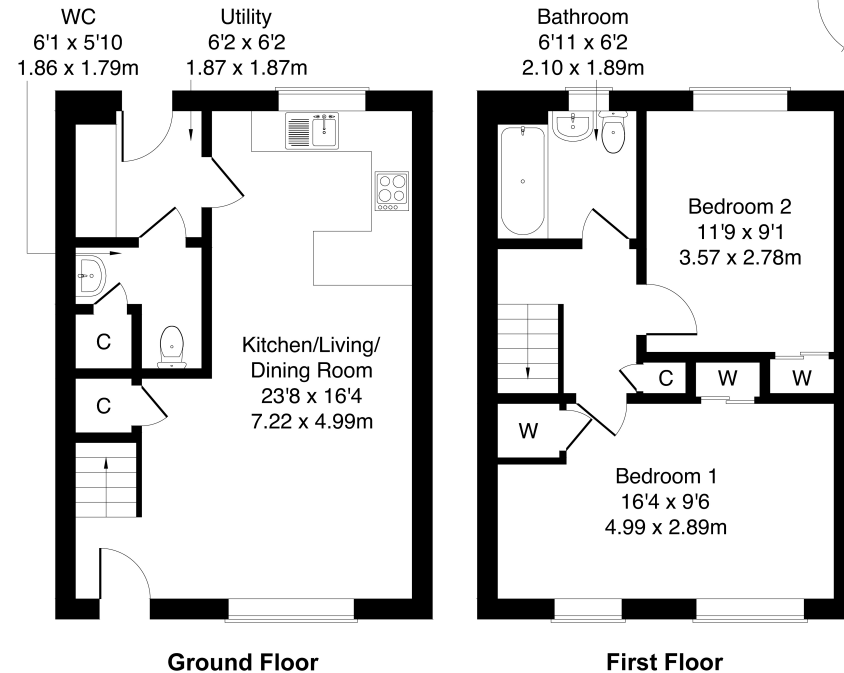
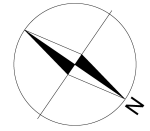
The entrance opens into the bright and spacious, dual-aspect living space, featuring carpeted flooring, a pendant light fitting and an under-stair storage cupboard. To the rear of the living area, the stylish kitchen has easy maintenance, wood-effect flooring, whilst modern fitted units include wood-effect worktops, with matching upstands. Appliances include a fridge/freezer, a dishwasher, an integrated electric oven and a gas hob. Set off the kitchen area, the utility room is fitted with matching worktops and units, a washing machine and a door opening to the rear garden, together with access to the WC and a store cupboard.

On the first floor, bedroom one features carpeted flooring, a built-in mirrored wardrobe, a second storage cupboard and ample space for freestanding furniture. Bedroom two overlooks the rear garden and also features a built-in wardrobe, carpeted flooring and a pendant light fitting.

Also rear-facing, the family bathroom features a modern three-piece suite with a shower-over-bath, a tiled splash area, and a shaver point.

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Approximate Gross Internal Area: (775 sq ft - 72 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 range of family-orientated housing, with local shopping available throughout. A Morrisons supermarket is located 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 are situated

throughout, whilst the Braid and the Pentland Hills, and Liberton Golf Course offer open green spaces. Liberton is an ideal location for access to the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road, Lasswade Road and Liberton Gardens.





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