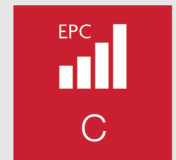




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9/3 Liberton Place,  
Liberton,

Edinburgh, EH16 6NA





## Summary

This bright and sunny, south-facing ground-floor flat is brought to market in walk-in condition, having been newly redecorated and laid with new carpets. It forms part of an established development in Liberton and offers two bedrooms, a good-sized reception room, a kitchen, and a shower room, plus access to beautifully maintained shared gardens and an allocated parking space. The unique property is in a quiet residential estate, close to RIE, University, Straiton and Bypass. It is sure to appeal to first-time buyers, professionals, couples, downsizers, and rental investors alike.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances are included in the sale.

## Features

- Ground-floor flat in Liberton
- Newly redecorated and in move-in condition
- Part of an established development
- Secure shared entrance
- Vestibule and hall with storage
- South-facing living/dining room
- Modern kitchen
- Two double bedrooms
- Contemporary shower room
- Well-maintained shared gardens
- Allocated parking space
- Gas central heating and double glazing



"This two-bedroom ground-floor flat forms part of an established development in Liberton, set within well-maintained shared gardens."



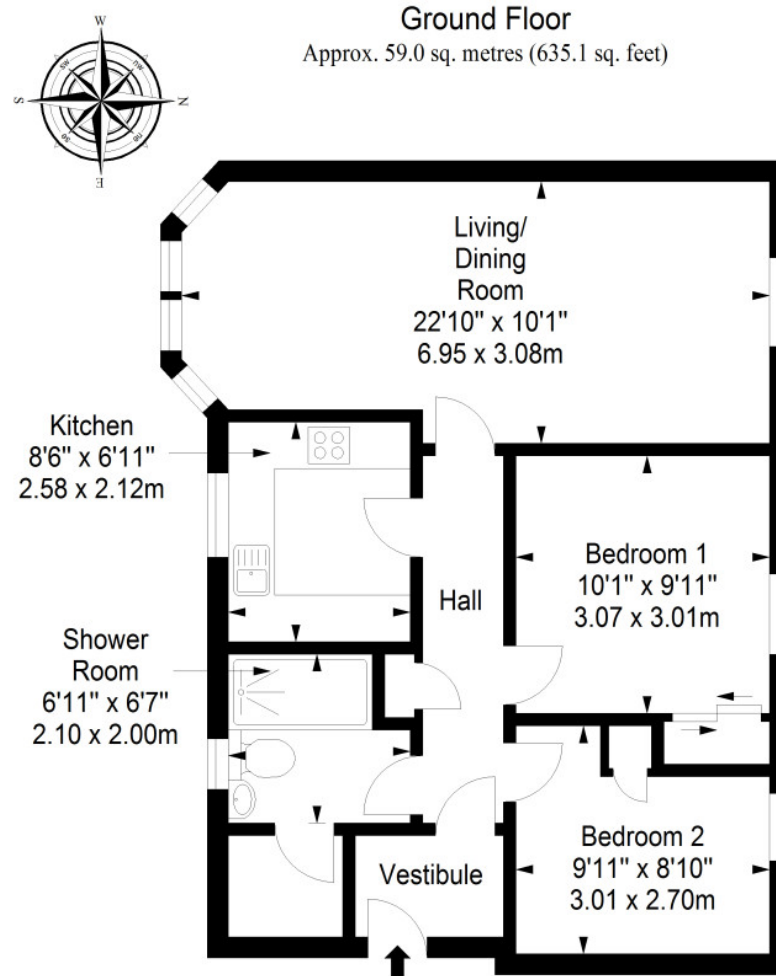




"The property lies close to a wealth of nearby amenities and green space, and just over three miles from the city centre."



# Floorplan



Total area: approx. 59.0 sq. metres (635.1 sq. feet)



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