



## 5/5, Mannering Place, Edinburgh, EH16 6BP

Beautifully Presented Two-Bedroom, Second-Floor (Top) Flat

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# Property Description

Beautifully presented, two-bedroom flat set on the top (second) floor, enjoying a bright and airy position. Ideally situated in the vibrant Liberton area, just south of Edinburgh city centre.

Well-proportioned accommodation comprises an entrance hallway, an open-plan living, dining and kitchen area, two double bedrooms, and a bathroom.

Presented in move-in condition, with décor throughout, creating a bright and welcoming interior. Additional benefits include contemporary flooring, double glazing, and efficient gas central heating.

Excellent transport links nearby provide easy access to the city centre and surrounding areas.

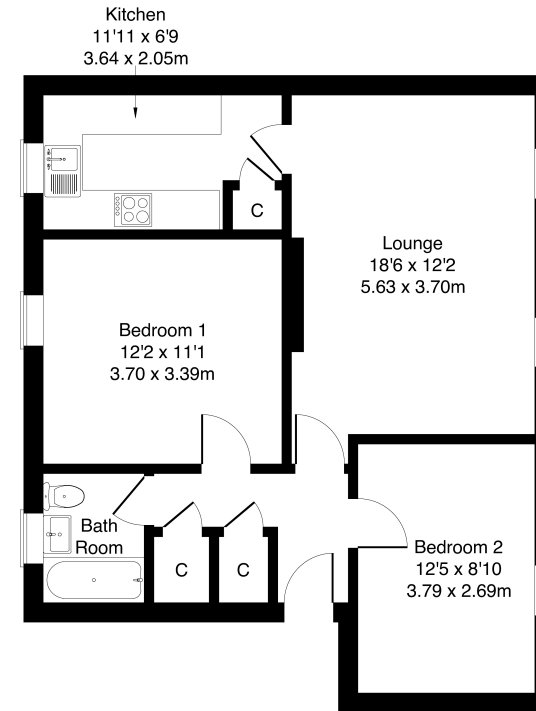
An inviting entrance welcomes you into the property, leading through to a bright and spacious living/dining area finished with contemporary flooring throughout and featuring a wall-mounted TV point, ideal for entertaining. The space provides direct access into the kitchen, which boasts a modern finish with wood-effect countertops, a stainless steel sink with drainer, an integrated oven and gas hob with canopy above, and space for additional appliances.

Both bedrooms benefit from matching carpeted flooring, creating a warm and comfortable environment with room for additional standalone furniture. Completing the property is the family bathroom, fitted with a three-piece suite and an electric shower over the bath, along with two additional storage cupboards conveniently located just before the bathroom.



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Approximate Gross Internal Area: (667 sq ft - 62 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 a well-established residential area located to the south of Edinburgh city centre, offering a wide range of family-friendly housing. Local shopping is readily available, including a Morrisons supermarket on Gilmerton Road, with further extensive retail options at Cameron Toll Shopping Centre, Straiton Retail Park, and Fort Kinnaird. The area features several public parks, with larger green spaces such as the Braid Hills, Pentland Hills, and Liberton Golf Course providing

excellent opportunities for outdoor recreation. Liberton is ideally placed for access to the Royal Infirmary of Edinburgh and Edinburgh University, particularly the King's Buildings campus. Education is well-served in the area, with a good selection of nurseries, primary, and secondary schools. Public transport links are strong, with frequent bus services running from Gilmerton Road and nearby Kirk Brae, providing straightforward connections to the city centre and beyond.





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