



## Location

With views over the Edinburgh Skyline, this four bedroomed semi-detached house is situated, just South of the city centre.

The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. The Royal Infirmary & Children's Hospital at Little France, the Medical School and the University of Edinburgh's King's Buildings are also nearby.

There are a good range of local amenities and Cameron Toll Shopping Centre and The Straiton retail outlet are within a few minutes' drive and play host to popular eateries, a good selection of High Street shops, as well as Ikea, Costco and large branches of both Asda and Sainsbury's.

It is a sought after and attractive place to live, surrounded by lovely open spaces such as Liberton Public Park and The Braid and Blackford Hills in which to enjoy walking and other leisure activities. There are also several golf courses nearby as well as Gracemount Leisure Centre and local riding stables.

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Accommodation

### Ground floor

- Porch
- Entrance hallway
- Living room with large bay window
- Dining room with bay window and doors leading to rear garden
- Kitchen
- Bedroom/study
- Utility room and two large storage cupboards/larders
- Shower room with wash basin and WC
- Cellar accessed from rear elevation

### First floor

- Three good sized bedrooms
- Bathroom with shower over bath and wash basin
- WC cubicle

### Extra Features

- Gas central heating
- Gardens to front and rear
- Large driveway
- Garage and greenhouse



## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

