



21/3, Kenilworth Drive, Edinburgh, EH16 6DD

Tastefully Presented, Two-Bedroom First-Floor Flat With a Private Garden Plot

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Property Description

Light and tastefully presented, two-bedroom first-floor flat, with a private garden plot, forming part of an established residential development. Located on a quiet side street, in the popular Liberton area, south of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, and a bathroom.

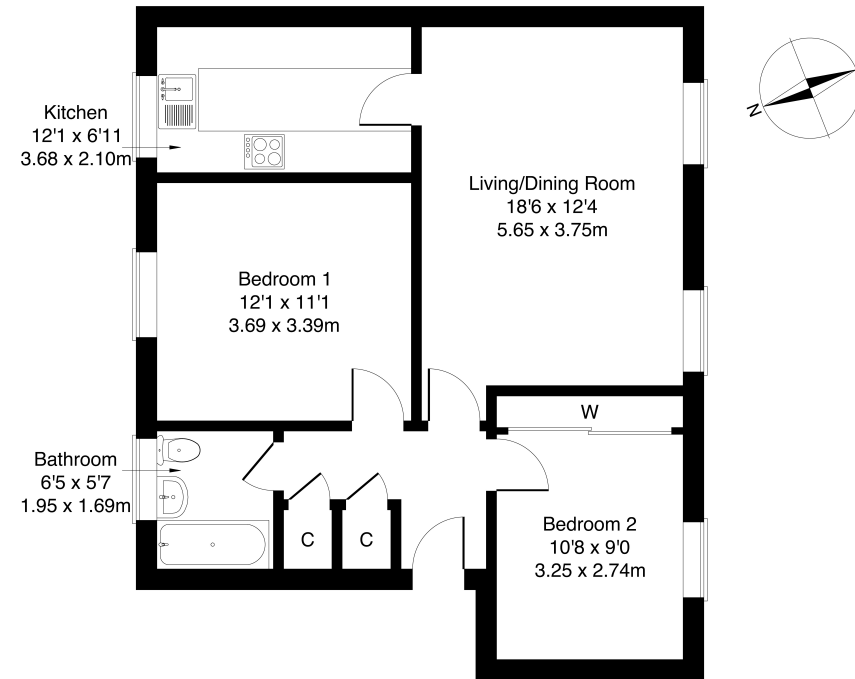
With light decor throughout, features include a fitted kitchen with appliances, a modern bathroom, gas central heating and double glazing. Additionally, there is a spacious south-facing living room with a feature fireplace, two hall stores and a built-in wardrobe for bedroom two.

There is a supplemental external storage cupboard, a secured entry system, a shared drying green, and a private lawned garden plot.

Upon entering the property, the hallway provides access throughout, creating a seamless and functional living space. Leading through to the large and spacious living room, the space is finished with carpeted flooring and two windows allowing plenty of natural light throughout, while also featuring a charming fireplace. Just off the living room is the kitchen, finished with wood-effect flooring, granite-effect countertops, a tiled-effect splashback, a stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, washing machine and fridge freezer.

Bedrooms one and two are both finished with light décor and carpeted flooring, matching the hallway, with each room allowing space for additional standalone furniture. Completing the property is the bathroom, which is a three-piece suite featuring a shower over the bath.

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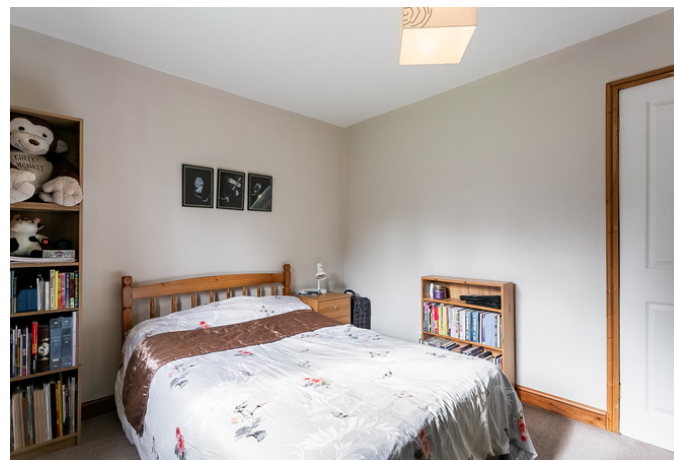


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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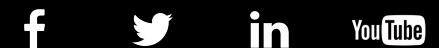
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