



6/6, Peveril Terrace, Edinburgh, , EH16 6BZ

Beautifully Presented and Spacious, Two-Bedroom, Second-Floor (Top) Flat, with a Private Garden

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Property Description

Beautifully presented and spacious, two-bedroom, second-floor (top) flat, with a private garden, forming part of an established development. Set adjacent to a large shared green and with open views, in a popular and sought-after area of Liberton, south of Edinburgh city centre.

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

Tastefully finished throughout, featuring a stylish fitted kitchen and bathroom, gas central heating, and double glazing. In addition, there is excellent storage, including an external store in the communal hall and a sizable garden shed.

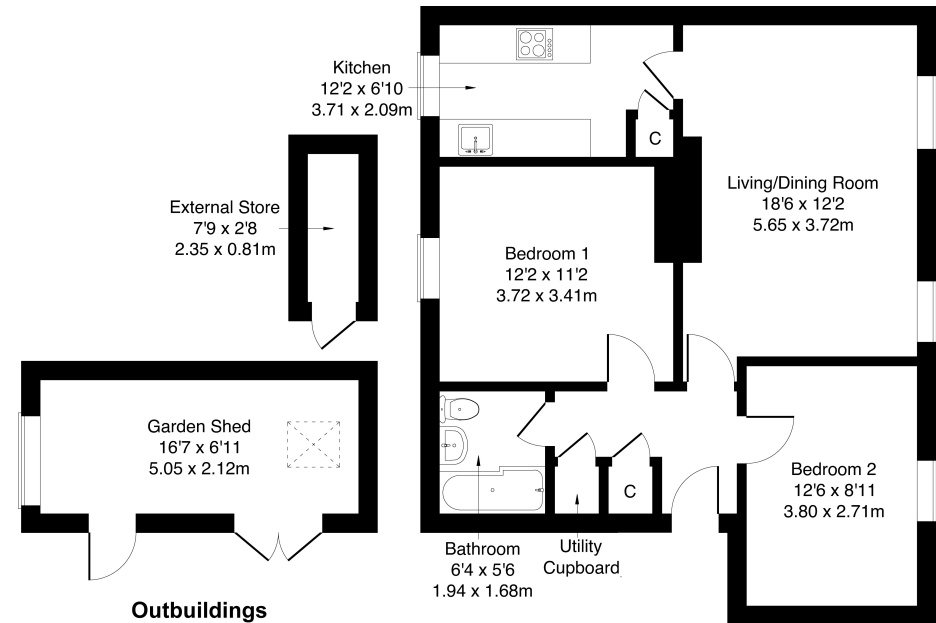
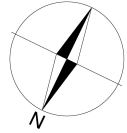
There is also a secured entry system, a shared drying green to the rear, and an enclosed private garden plot with a lawn and the store shed.

Welcoming you into the property and leading you through to the living room, the space has been finished to a beautiful standard with contemporary carpeted flooring throughout. The living room provides further access into the kitchen, finished with contemporary flooring, stylish worktops with a tiled splashback, a stainless-steel sink with drainer, as well as an integrated oven and gas hob with canopy above, all complemented by views towards Arthur's Seat.

Bedrooms one and two are both finished with matching carpeted flooring from the living room and further benefit from large windows, allowing plenty of natural light to fill the space. Completing the property is the three-piece bathroom, which is a three-piece ensuite featuring a shower over the bath.



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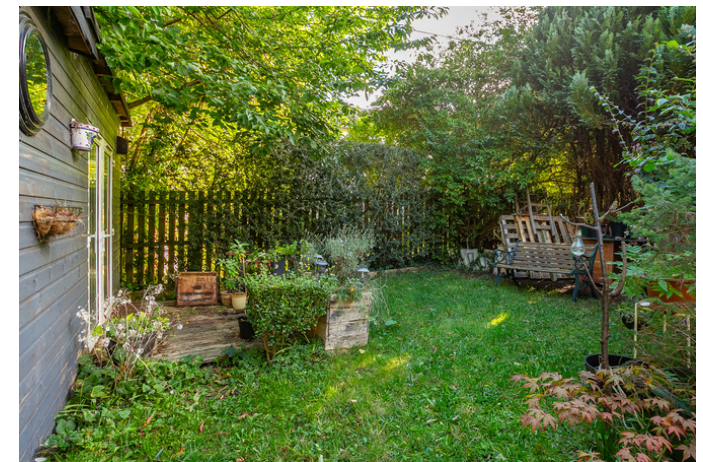
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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