GILLESPIE MACANDREW



1/1 Talla Street,

Liberton, Edinburgh, EH16 6FL

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure shared entrance.
- Welcoming reception hall with excellent storage facilities.
- Bright and generously proportioned south-facing living/dining room with French doors providing direct access to the communal garden grounds.
- Attractive breakfasting kitchen fitted with a range of integrated appliances.
- Spacious principal bedroom with fitted wardrobes and en-suite shower room.
- Further well-proportioned double bedroom with built-in storage.
- Contemporary fitted bathroom with shower.
- Gas central heating and double glazing throughout.
- Well-maintained communal grounds.
- Allocated residents' parking space.
- Additional visitors' parking.
- Unrestricted on-street parking nearby.









GENERAL DESCRIPTION

An immaculately presented ground floor flat forming part of a well-established and highly sought-after Cala Homes development within the desirable Liberton district of Edinburgh. Ideally positioned just south of the city centre, the property enjoys excellent local amenities and convenient transport links, making it an ideal base for commuters, with easy access to Edinburgh City Centre, the City Bypass, and the wider motorway network. Presented to the market in true move-in condition, this superb home will appeal to a variety of purchasers including first-time buyers, professionals, couples, and those looking to downsize without compromising on quality or location.

LOCATION

Liberton is a highly regarded and well-established residential district situated to the south of Edinburgh City Centre. The area offers an excellent range of local amenities, with extensive shopping and retail facilities available at nearby Cameron Toll Shopping Centre, Straiton Retail Park and Fort Kinnaird. For those who enjoy the outdoors, the property is ideally positioned close to a variety of green spaces including Mortonhall Estate, the Braid Hills and several popular golf courses, while the Pentland Hills Regional Park is just a short drive away, offering superb opportunities for walking, cycling and outdoor pursuits. The location is particularly convenient for access to the Royal Infirmary of Edinburgh and The University of Edinburgh's King's Buildings campus, making it an attractive choice for healthcare professionals, academics and students alike. Schooling is well catered for at all levels, with a selection of respected nursery, primary and secondary schools serving the area. Excellent public transport links provide regular services to and from the city centre and surrounding districts, while the nearby Edinburgh City Bypass offers swift access to the motorway network, Edinburgh Airport and destinations further afield. This combination of convenience, connectivity and green surroundings makes Liberton an enduringly popular place to live.

COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 3.4 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 11.7 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

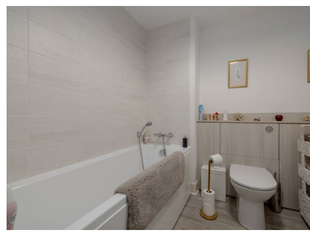
EXTRAS: THE SALE WILL INCLUDE ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, CURTAIN POLES AND WINDOW BLINDS. THE KITCHEN APPLIANCES ARE ALSO INCLUDED IN THE SALE AND COMPRISE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER, AND AUTOMATIC WASHER/DRYER. ALL APPLIANCES ARE INCLUDED WITH NO WARRANTY PROVIDED.















FACTORING NOTE:

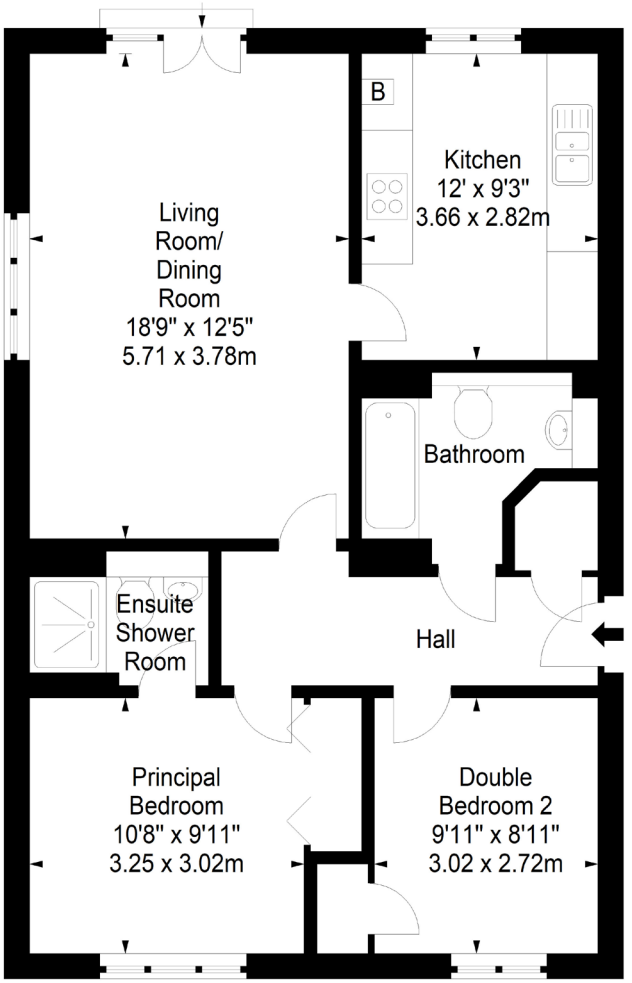
The development is factored by Trinity Factors at an approximate cost of £900 per annum. This charge covers the maintenance and upkeep of the communal areas and grounds, together with the block buildings insurance. All figures are approximate and prospective purchasers should satisfy themselves as to the current factoring arrangements and associated costs.

ENERGY PERFORMANCE CERTIFICATE RATING B

Talla Street,
Edinburgh, EH16 6FL

SquareFoot

Approx. Gross Internal Area
787 Sq Ft - 73.11 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.