



23 Robert Burns Drive
Liberton
Edinburgh
EH16 6YP



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Terraced
House



accommodation

- Entrance hall / stair
- Sitting room
- New fitted kitchen
- Double bedroom
- Bathroom
- Attic

features

- Freshly decorated
- New kitchen
- Gas central heating
- Double glazing
- Private garden & drying green
- Unrestricted on street parking

description

Immaculate, terraced house which has been freshly decorated, new flooring and new kitchen. The property is in a prime location, ideal for commuting into town, Kings Buildings campus or the ERI. Cameron Toll shopping centre is within walking distance and provides a wide range of High Street shops. Excellent bus routes across the City ensure easy access to all amenities. The accommodation comprises entrance vestibule / stair, sitting room with window to front, under stair cupboard and new flooring and newly fitted modern kitchen. On the upper floor there is a decent sized double bedroom with fitted wardrobes and new carpet, and a bathroom with white suite and mixer tap shower over. Private garden lies to the front and side and there is an additional drying green. The property benefits from gas central heating, double glazing and an attic. Overall, this is a superb first time buyer or buy to let opportunity which is offered for sale in move in condition and must be viewed to be fully appreciated.



EPC:
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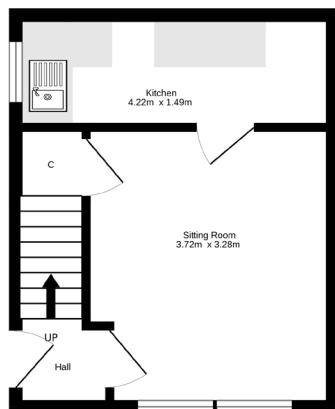
Home Report
Value: £185,000

Items to be included:

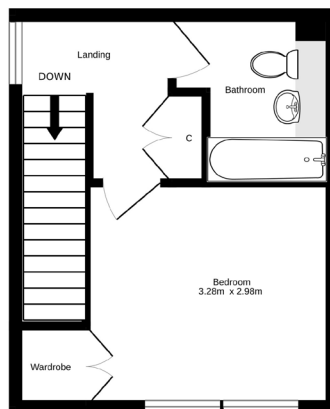
Fitted flooring, light fittings and garden store.



Ground Floor
23.0 sq.m. approx.



1st Floor
23.0 sq.m. approx.



TOTAL FLOOR AREA : 46.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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espc



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