

LIBERTON

38/1 Malbet Park EH16 6SY



FIXED PRICE £189,950

- Beautifully presented ground floor flat in modern block built by AMA Homes.
- Hall, livingroom with French doors to private patio, three double bedrooms/ one en suite, kitchen and bathroom.
- Central heating.
- Double glazing.
- Private parking.
- Landscaped grounds.
- Good Storage.
- Extras available.

VIEWING:

**Thursdays 6.30pm-8.30pm Sundays
2pm-4pm or telephone 07810 112 986**

Well appointed and very attractive and spacious ground floor flat with private patio and parking space in modern development constructed by AMA Homes. The property lies in a quiet and secluded courtyard development of similar flats alongside detached houses and merits early inspection. New, high quality laminate flooring has been installed and the property has been tastefully redecorated. The accommodation comprises:

Hall (11'1" x 3'7" and 9' x 3'9")

Large hall giving access to all accommodation. Deep shelved cupboard. Further large walk-in cupboard housing boiler and with shelves for airing. Ceiling coving. Three wall light uplighters. Smoke alarm. Burglar alarm control panel. Entryphone handset. Telewest phone point. BT phone point. Central heating radiator. Double power point. Laminate wood floor.

Living room (15'10" x 11'10")



Bright, well proportioned and well appointed living room with private aspect. Sliding patio doors to covered patio area. Ceiling coving. Central ceiling light. Two central heating radiators. Four double power points. Laminate wood floor.

Kitchen (8'1" x 7'10")



Modern, fully fitted kitchen with ample base and wall units. Stainless steel one and a half bowl sink and drainer with mixer tap. Gas hob and electric oven. Cooker hood. Extractor fan. Tiled splash backs. Integral fridge and freezer. Integral dishwasher and washer dryer. Under unit lighting. Triple ceiling light. Central heating radiator. Three double power points at upper level plus dedicated points and further double power point at lower level. Space for small dining table and chairs. Tile effect laminate floor.

Bedroom One (11'10" x 12'2")



Master bedroom with twin windows to side. Central ceiling light. Double sized built in wardrobe with hanging rail and shelf and twin folding doors. Telephone point. Central heating radiator. Three double power points. Laminate wood floor.

En suite (8'1" x 4'6")

Large en suite shower room with three piece white suite and frosted window to side. Boxed in cistern and sink with cupboard below. Tiled shower cubicle with ceiling light and Mira Excel shower. Central heating radiator. Tile effect laminate floor.

Bedroom Two (11'8" x 13'8")

Further good sized double bedroom with window to side. Central ceiling light. Central heating radiator. Three double power points. Laminate wood floor.

Bedroom Three (11'6" x 8'9")

Third double bedroom with twin folding doors giving access to fitted wardrobe with hanging rail and shelf. Window to front. Three double power points. Central heating radiator. Laminate wood floor.

Bathroom (7'10" x 6'5")

Large bathroom with three piece suite and shower attachment over bath. Shower curtain and rail. Boxed in cistern and sink with cupboard below. Chrome mixer taps to sink and bath. Extractor fan. Tiling to ceiling level around bath on two sides. Central heating radiator. Tile effect laminate floor.

Externally



Private allocated parking space. There are attractive landscaped grounds which are managed by a factor.

Extras

The kitchen appliances are all included in the sale. Other items of furniture are also available if required, subject to negotiation.



These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.

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