

LIBERTON

302 Gilmerton Road EH17 7PR



Offers Around £195,000

- Entire upper floor of converted two storey stone built end terraced villa.
- Excellent open views over Liberton Golf Course.
- Private entrance stair, hall, bay windowed living room, large kitchen, two bedrooms and bathroom.
- Gas Central Heating
- Double Glazing
- Private garden
- Free off street parking in private lane.

VIEWING:

**By appointment telephone 0131 333 3826 or
agents on 0131 313 5556**

Bright and spacious upper flat, forming the entire upper portion of a converted, semi-detached stone built villa. The property enjoys open views to the front over Liberton Golf Course and provides easy access by public transport to the city centre. A private lane to the side provides off-street parking and there is a private garden to the side and rear in addition to a small area beside the access path to the front. The accommodation may benefit from some modernisation but has the benefit of existing double glazing and gas central heating. In more detail the accommodation comprises:

ENTRANCE AND STAIR

Natural light from a window at ground level to front with cupboard below. Mosaic floor. Original ceiling light. Ceiling cornice. A stair with a carved wooden banister gives access to the main hall. Fitted carpet.

HALL

L shaped hall giving access to all accommodation. Large cupola giving natural light above. Central heating radiator. Power point. Two large cupboards, one of which is walk in and the other being a deep shelved airing cupboard housing the hot water tank. Hatch to large attic (may offer conversion potential, subject to consents being obtained).

LIVING ROOM 19'7" x 14'7"



Large bay windowed living room with excellent open views over Liberton Golf Course and additional window to side. Wooden fireplace with marble insert and hearth housing living flame gas fire. Window seats and wall cupboard. Central heating radiator with shelf over. Telephone point. Fitted carpet.

DINING KITCHEN 12'6" x 12' (plus window recesses).



Large kitchen with windows to side and rear. Stainless steel sink and drainer. Fitted with functional base and wall units. Larder with shelving and further cupboard over. Plumbed for automatic washing machine. Cupboards below window. Central heating radiator. Space for gas cooker and fridge freezer. Further space for dining table and chairs. Vinyl floor covering.

BEDROOM 1 10'1" x 12' (plus window recess)

Rear facing main bedroom with open aspect over gardens to rear and trees beyond. Built in wardrobes with storage over. Double glazed window. Central heating radiator. Fitted carpet.

BEDROOM 2 11' (plus window recess) x 9'2"

Further bedroom with double glazed window to front with view over golf course. Storage cupboard. Ceiling coving. Central heating radiator. Window seat with cupboard below. Fitted carpet.

BATHROOM 7'6" x 7'4" (plus window recess)

Large modern bathroom with three piece white suite with chrome fittings, tiled to ceiling level around bath. Window to side. Electric shower over bath with side shower screen. Heated towel rail/radiator. covering. Central ceiling light. Window blind. Vinyl floor

EXTERNALLY

There is a small of garden area to the side of the access path to the property. Further, larger areas of garden to side and to rear. Garden shed. Parking is available in a private lane running to the side of the house.

EXTRAS

All fitted carpets.



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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