





'Superbly presented and immaculate 1st floor Cala Homes built apartment within the much sought after Liberton Grange Development.'

Hallway with utility cupboard and storage space, fabulous open plan lounge/dining room leading to high specification kitchen with integrated 'Siemens' appliances, double bedroom with built in wardrobes and luxurious bathroom with separate shower enclosure. Gas central heating. Double glazing. Secure entry phone system. Lift. Allocated storage space within adjacent bike store. Allocated parking space. Beautifully well maintained and mature landscaped grounds.

Talla Street, just off Liberton Gardens, lies approximately 4.5 miles south of Princes Street and is well placed for those working within the city centre with a regular bus service available on Liberton Gardens. Alternatively, a number of major access roads including the A720 Edinburgh City By-Pass allow for ease of commuting out with the city boundaries. Within the vicinity there are amenities to meet every day needs including localised shops on Liberton Brae, Cameron Toll Shopping Centre and supermarkets with a number of nearby out of town retail parks more than adequately meeting additional shopping requirements. Leisure facilities are also well provided for by way of public parks, Braid Hills, Blackford Hill, The Braid Hills Golf Driving Range and Horse Riding Centre, golf courses, leisure

centres and the Pentland Hills. It is also worth noting the close proximity to the New Royal Infirmary at Little France and King's Buildings campus of Edinburgh University.

Extras

The furniture is available by separate negotiation to allow for ease of purchase.

Note

Please note there is an annual factoring fee of approximately £720 which includes buildings insurance, lift, block and ground maintenance.

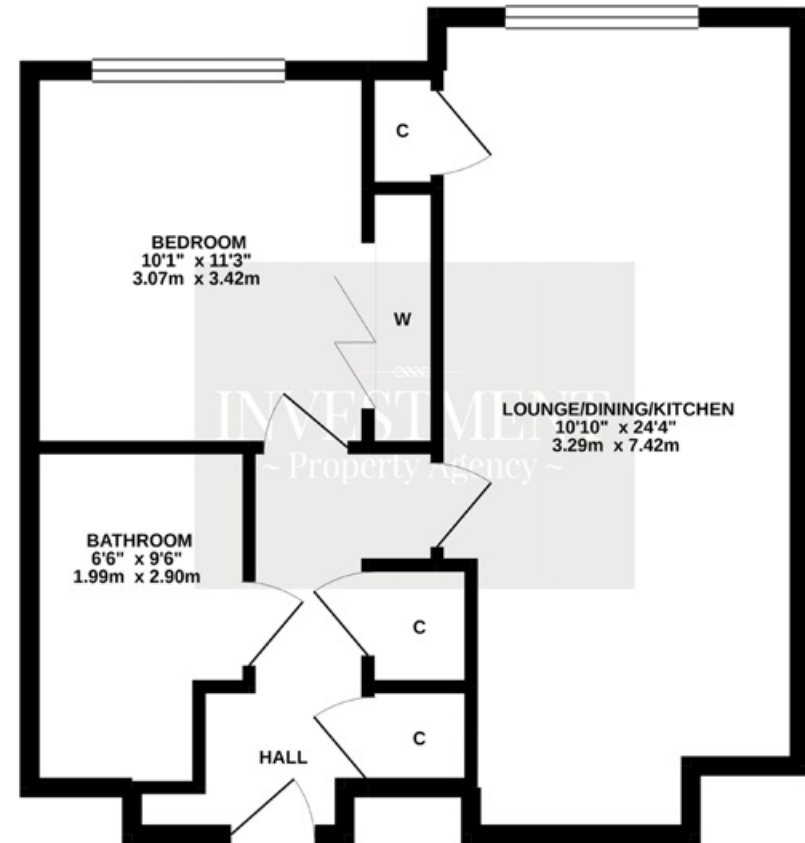
Energy Performance Rating

B





1ST FLOOR



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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