



FOR SALE

37/1 Malbet Park
EDINBURGH, EH16 6SY



This is a bright, spacious three-bedroom, ground floor flat, forming part of a modern block and situated in a peaceful, mature development in the popular area of Liberton.

All price and viewing details are available on our website www.acepm.co.uk



0131 229 4400
www.acepm.co.uk



DESCRIPTION

This is a bright, spacious three-bedroom, ground floor flat, forming part of a modern block and situated in a peaceful, mature development in the popular area of Liberton. Commanding open views to the grounds of the development, this flat has its own private patio which can be accessed from the sitting/dining room and an allocated parking space.

Accessed off the common stair well, the accommodation comprises:

Entrance vestibule; hall with 3 storage cupboards; sitting room with patio doors; kitchen/breakfast-room with modern wall and base units, adequate work top area and space for a table; master bedroom with 2 fitted wardrobes and benefiting from an en-suite shower-room; double bedroom with fitted wardrobe; single bedroom with fitted wardrobe and a modern bathroom fitted with a three-piece suite.

Features include entry phone system, gas central heating, modern double glazing, private patio area, well-maintained shared garden grounds and a resident's car park.

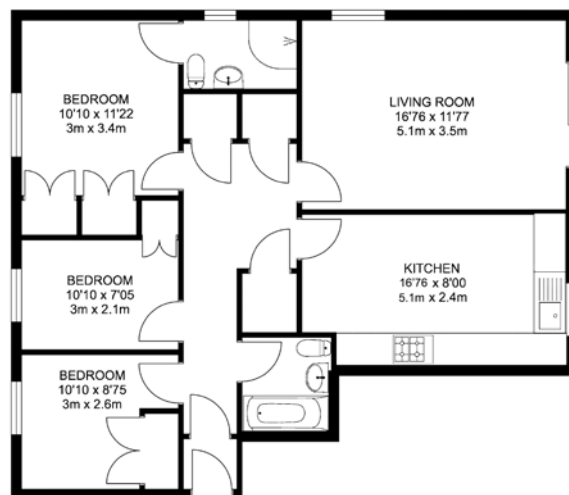
AREA

Malbet Park is a modern development situated in the popular residential area of Liberton which lies approximately four miles south of Edinburgh City Centre. Shopping facilities are available at nearby Cameron Toll Shopping Centre and Straiton Retail Park.

Recreational facilities can be found at The Braid Hills, The Hermitage of Braid Nature Trail, Mortonhall and Lothianburn Golf Courses and at the Snowsports Centre at Hillend.

There are nurseries, primary and secondary schools within easy access and many independent schools which are within easy travelling distance. The Kings Buildings campus of Edinburgh University is within walking distance. Edinburgh Royal Infirmary is located at Little France just a short car journey away. There is a frequent bus service to the City Centre and surrounding areas and the City By-pass is within close proximity, offering easy access to central Scotland's main motorway network and Edinburgh Airport.

37/1 Malbet Park, Edinburgh



TOTAL APPROX FLOOR AREA 807.2 Sq Ft (75 Sq M)
APPROX CEILING HEIGHT 2.4m
MEASUREMENTS ARE APPROXIMATE
MARKETING PHOTOGRAPHY LTD 2018

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

For more information and to arrange a viewing
call **0131 229 4400** or email **sales@acepm.co.uk**

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