Apartment 18
Guthrie Gardens, Liberton, EH16 6GU

“Impressive 2 bedroom first floor flat with allocated parking and extensive communal grounds”

from 2 large south facing windows; kitchen/dining room with contemporary fitted units, integrated appliances and space for a large dining table; master bedroom with ensuite shower room; double bedroom 2; bathroom; and utility cupboard.

Location
Liberton is a quiet, leafy residential suburb situated within a 20 minute drive of Edinburgh’s city centre. The location is perfect for those working at the Royal Infirmary of Edinburgh and the University of Edinburgh Campuses at Kings Buildings, Little France and Roslin. It is also close to the city bypass which links into the Scottish motorway network. There is an abundance of green spaces on the doorstep including the Hermitage of Braid and the Braid Hills which offers 2 golf courses, a driving range and a network of wonderful walking paths. A Margiotta’s convenience store is situated very nearby on Lasswade Road.

Description
Guthrie Gardens is a superb new development situated on Lasswade Road in the highly desirable area of Liberton. The development which is set back from the road behind a huge communal lawn, comprises 30 stylish apartments which have been converted from a handsome Grade B listed ‘Parsonage style’ Victorian building therefore combining a traditional stone exterior with high quality, contemporary interiors.

The development has been undertaken by Square and Crescent who specialise in the sympathetic alteration of historic buildings. Over 80% of this development has already been sold.

Apartment 18 is an impressive 2 bedroom first floor flat which is accessed via a carpeted communal hall with door entry phone system. The accommodation comprises – hall with storage cupboard; living room flooded with natural light
and Cameron Toll Shopping Centre, which includes a Sainsbury’s, Aldi and Boots, is within a short drive. A wide range of high street retailers, an IKEA and a Costco are available at Straiton Retail Park, a few miles south. There are 8 bus routes providing swift and regular services into the city centre.

Garden
The development is set within extensive mature garden grounds and there is a sunny communal courtyard to the rear.

Parking
The apartment has an allocated parking space and a secure bike store.

Fixtures and Fittings
The kitchen is by Kitchens International with Siemens appliances (oven, combination microwave, fridge/freezer, dishwasher and induction hob). The utility room is plumbed and wired for a washing machine/tumble dryer. The bathroom and ensuite have Duravit fittings and Porcelain tiles. Engineered hardwood timber flooring throughout the living/dining/kitchen and hall. Carpets are fitted to the bedrooms.

Services
The property has gas central heating with underfloor heating in the ensuite shower room. Double glazing is fitted throughout and the property is also wired for BT Superfast Fibre, Sky and Digital TV (contracts required).

EPC Rating B

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.