



Solicitors & Estate Agents










Offers Over
£200,000

1/7 Talla Street

Liberton | Edinburgh | EH16 6FL

First floor flat quietly positioned within a modern, established development built by the renowned Cala homes in 2016.

The property enjoys a lovely peaceful setting surrounded by communal garden grounds and is conveniently positioned for access to excellent bus links, the Edinburgh City Bypass and within easy reach of excellent amenities with both Stration Retail Park and Cameron Toll shopping centre a short journey away and direct access to Liberton Park from the estate.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Residential Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

Offered to the market in true walk-in condition, the stylish, light and neutral accommodation shall undoubtedly appeal to the professionals, young families or would suit buyers looking to downsize, meriting internal viewing to be fully appreciated. Accessed via a secure entryphone system, the property comprises; entrance hallway with generous storage provisions. There is a lovely and spacious sittingroom/diningroom, a stylish fully integrated kitchen with ample wall and base units built-in gas hob, electric oven and hood. Elegant principal bedroom benefiting from built in wardrobes, clean modern décor and a pleasant aspect towards the Pentland Hills. A contemporary four piece bathroom suite consisting of a crisp white three piece suite, separate walk in electric shower and beautifully finished with a heated chrome towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The property is pleasantly positioned within well cared for communal garden grounds and benefits from an allocated parking space. Further visitors parking is well situated within the development also. A further separate communal bike store is also accessible for residents.

A factor fee is payable to Trinity Factoring Agents (£1074 Per Annum) for the upkeep and maintenance of the communal areas and includes block buildings insurance.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

The sought-after residential district of Liberton lies approximately 4 miles to the south of Edinburgh City Centre. The property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing M&S food hall & Sainsbury's. Cameron Toll Shopping Centre is also close at hand providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Royal Commonwealth Swimming Pool, Hillend Ski Centre, Gracemount Leisure Centre and Pool and many beautiful walks in the surrounding Braid and Pentland Hills The Blackford Hills and the Royal Observatory are close at hand and offer a variety of wildlife and nature walks and activities for all the family. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are within easy reach. Good schooling is within easy reach in both the state and private sectors.





Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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