



40 Jean Armour Avenue

Liberton, Edinburgh, EH16 6XB

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Immaculately presented with stylish, modern interiors, this mid-terraced house forms part of an established residential development in Liberton, situated within a quiet cul-de-sac. The home offers two bedrooms, a spacious living room, a dining kitchen, and a bathroom, plus an east-facing garden and access to unrestricted on-street parking.

You are welcomed into the property by an inviting hall, with a useful coat/shoe storage area, immediately setting the tone for the interiors to follow with neutral décor and a tile-effect floor. Straight ahead, you step into the kitchen, where ample space is provided for a seated dining area and a door affords access to the garden. Neatly fitted to one wall is a selection of attractive, modern wall and base cabinets and a spacious wood worktop, with integrated appliances comprising a double oven, an induction hob, and an extractor hood. Provision is made for freestanding and undercounter appliances. The kitchen leads through to a living room where a spacious footprint offers flexibility for various lounge furniture layouts. The room is neutrally decorated and fitted with a carpet for optimum comfort underfoot, and it features built-in storage and east-facing French doors capturing morning sunshine and opening onto the rear garden.

Features

- Mid-terraced house in Liberton
- Quiet cul-de-sac setting
- Well-presented, modern interiors
- Entrance hall with storage area
- Generous living room with storage and French doors onto garden
- Attractive dining kitchen with garden access
- Two well-proportioned double bedrooms
- Modern bathroom with shower-over-bath
- East-facing rear garden with lawn and two decked terraces
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





“Attractive dining kitchen with garden access, two well-proportioned double bedrooms and a modern bathroom with shower-over-bath”







Upstairs, a landing (with storage) leads to the home's two double bedrooms and a bathroom. The sleeping areas are both tastefully decorated and carpeted for comfort, and both provide plenty of space for freestanding bedroom furniture. Finally, the modern bathroom comprises a bath with an overhead shower and a glazed screen, a WC-suite, wall-mounted storage and shelving, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is complemented by a well-maintained, east-facing rear garden featuring a lawn, two decked terraces, and a shed for outdoor storage. Unrestricted on-street parking can be found to the front of the house.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

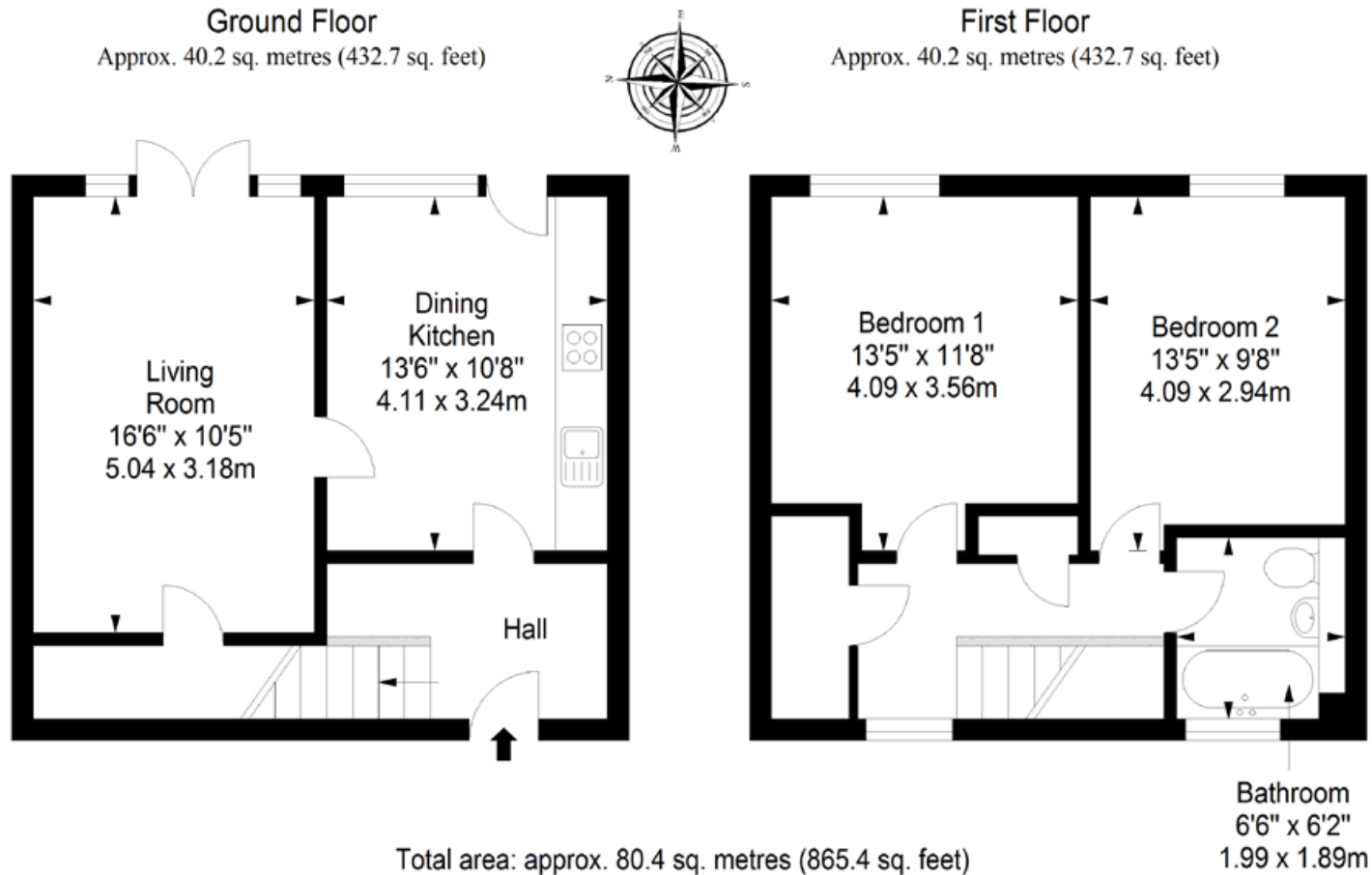
Liberton

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.





Floorplan



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