



42 Nellfield, Liberton, Edinburgh EH16 6DY

Offers Over £199,000 Freehold

A well-presented mid-terraced house over two floors in a popular, modern and well-established development. The house is quietly positioned within the sought-after Liberton area.

Description

A well-presented mid-terraced house over two floors in a popular, modern and well-established development. The house is quietly positioned within the sought-after Liberton area. Internally the property is neutrally decorated and in good condition throughout. It is entered via a vestibule with the bright sitting room to the front and the well-equipped kitchen with direct garden access to the rear. Upstairs are the two bedrooms (the master with built-in wardrobes) and the family bathroom. Externally there is residents parking as well as private front and south facing rear garden. The property is fully double glazed and benefits from gas central heating.

Tenure: Freehold

Garden details: Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

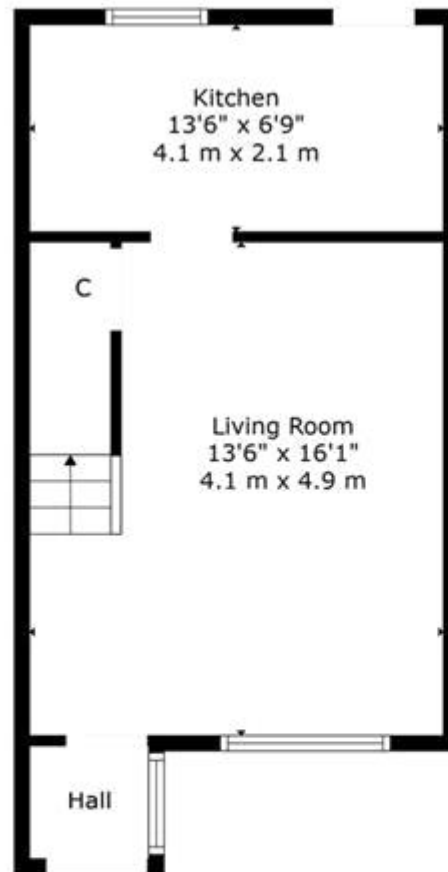
Water supply: Mains

Sewerage: Mains

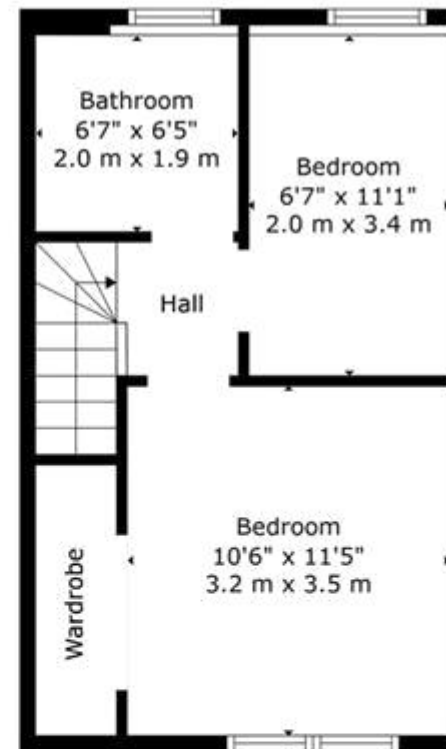
Tenure

Freehold





Floor 1



Floor 2



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B		88	(81-91) B
(69-80) C	72		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	

Viewing by appointment only
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