



Deans Properties
Deans Solicitors and Estate Agents LLP



**30 EAST CLAPPERFIELD
LIBERTON, EH16 6TU**



DETACHED HOUSE

- Living Room/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Separate W.C.
- Partially Floored Attic
- Private Front & Rear Gardens
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating – C



This bright and well-presented detached house is located in a quiet cul-de-sac in the popular residential area of Liberton in south Edinburgh, close to local amenities and within easy reach of Edinburgh Royal Infirmary, the city centre and City Bypass. The accommodation comprises; dual aspect living room/dining room, modern kitchen, three good-sized bedrooms, all with built-in storage, stylish bathroom with shower over bath and separate W.C. A large store off the downstairs hallway and the partially floored attic give ample storage space. There are beautifully landscaped gardens to the front and rear and a driveway and garage give convenient off-street parking for multiple cars. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and lightshades.

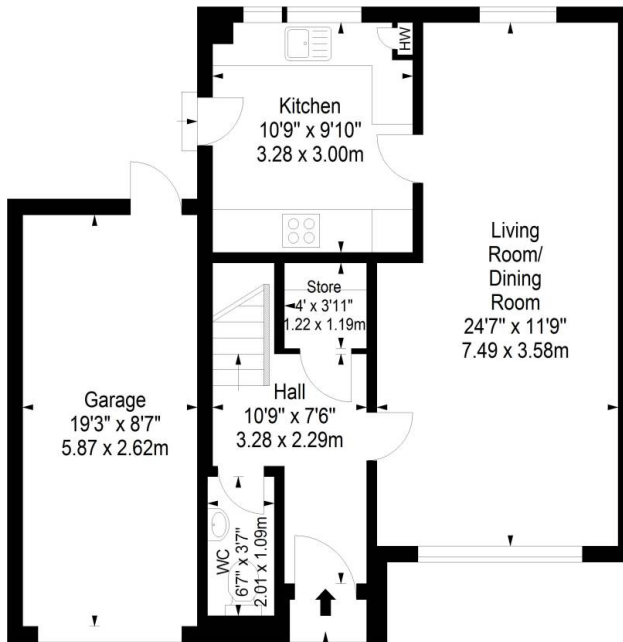
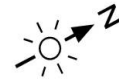




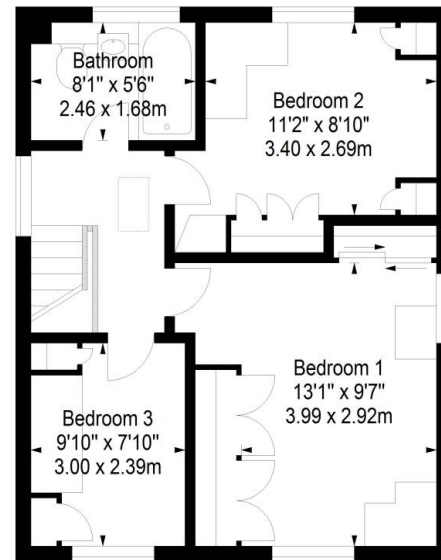
**East Clapperfield,
Edinburgh,
Midlothian, EH16 6TU**



Approx. Gross Internal Area
1163 Sq Ft - 108.04 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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