



Deans Properties

Deans Solicitors and Estate Agents LLP



**16 Netherbank View
Liberton, EH16 6YY**



DETACHED HOUSE

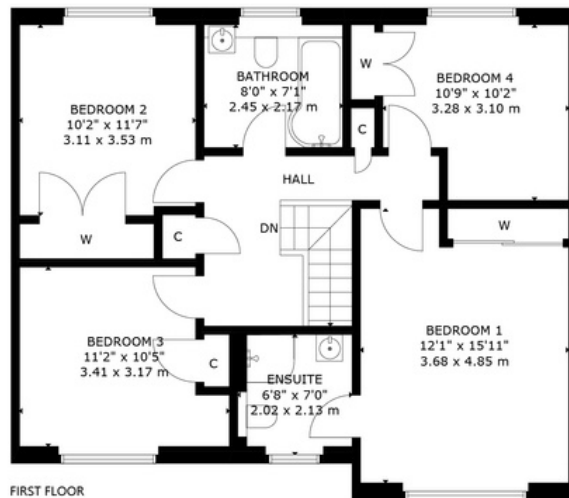
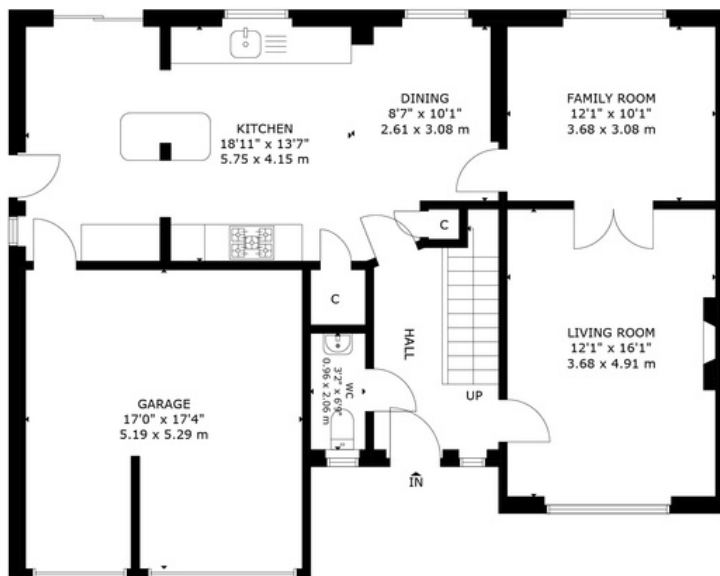
- Living Room/Dining Kitchen
- Family Room
- Four Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Double Garage
- EPC Rating - C



Forming part of a prestigious established modern development this beautifully presented detached villa is located within a quiet cul-de-sac setting in the sought after residential area of Liberton. With an abundance of amenities close by, the property is conveniently located between Cameron Toll Shopping Centre and Straiton Retail Park. A regular public transport service passes close by travelling to the City Centre. In move-in condition, the generously proportioned accommodation would make an excellent family home and early viewing is highly recommended. Welcoming entrance hallway, WC apartment, attractive sitting room with feature inset living flame gas fire with double doors to the family room, stylish dining kitchen with feature island and patio doors to the rear garden. Upstairs leads to lovely master bedroom with contemporary en-suite shower room, 3 further delightful double bedrooms and modern family bathroom with shower over. There are well maintained private gardens to the front and large fully enclosed rear garden with raised patio area. A driveway provides off-street parking with double garage. The property benefits from gas central heating and double glazing. The appliances included are sold as seen with no warranty provided.







16 NETHERBANK VIEW, EDINBURGH, EH16 6YY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,632 SQ FT / 152 SQ M
GARAGE 278 SQ FT / 26 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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 any 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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