



Deans Properties

Deans Solicitors and Estate Agents LLP



**59 Captains Drive
Liberton, EH16 6QN**



MID TERRACED HOUSE

- Living / Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating – C



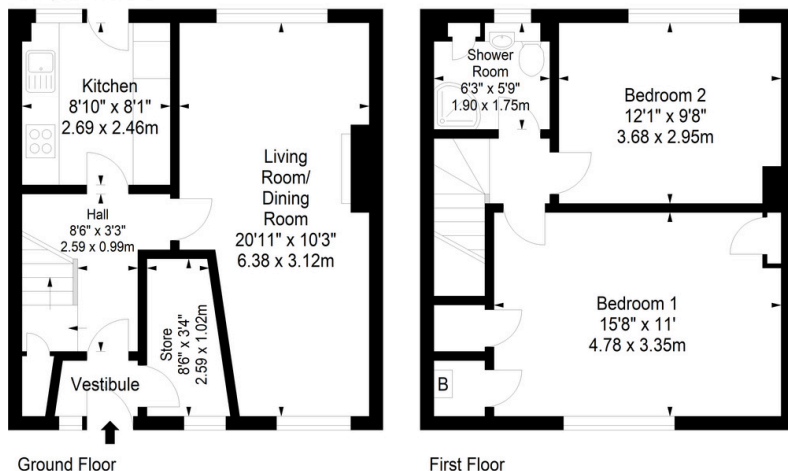
This generously proportioned mid terraced villa with private driveway and rear garden is located in the popular area of Liberton in south Edinburgh. The property is close to a variety of convenient, local amenities and excellent public transport links to the city centre and surrounding areas and is within easy reach of the City Bypass and motorway networks. The accommodation comprises; entrance vestibule, spacious living /dining room, bright and airy kitchen which leads to the rear garden, shower room and two good-sized bedrooms. The property has gas central heating and double glazing. The property benefits from a driveway offering space for two cars and a rear private garden. Items included in the sale are fitted carpets & floor coverings, blinds, over, hob, hood, fridge-freezer, washing machine and light shades. The appliances included are sold as seen with no warranty provided. Other items of furniture may be sold by separate negotiation.



Captains Drive,
Edinburgh, EH16 6QN



Approx. Gross Internal Area
796 Sq Ft - 73.95 Sq M
For identification only. Not to scale.
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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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