



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**22 Leadervale Road  
Liberton, EH16 6PA**



## DETACHED BUNGALOW

- Living Room
- Kitchen/ Dining Room
- Three Bedrooms
- Bathroom
- Loft Storage
- Front and Rear Gardens
- Outstanding Views
- Driveway & Garage
- Electric Charging Point
- Double Glazing & GCH
- EPC Rating – C





With fantastic views of the Edinburgh Skyline, this immaculately presented detached bungalow is situated in a quiet residential street in Liberton. The property is conveniently located near an abundance of excellent amenities including supermarkets, leisure facilities and schools and within easy reach of regular bus services and the City Bypass. For those who enjoy the outdoors Braid Hills and Blackford Hill are nearby. With recently fitted carpets, the move-in condition family accommodation comprises; entrance vestibule, hall with storage cupboard, bright and airy living room, recently renovated kitchen/dining room which leads out to the rear garden, good-sized bedrooms and family bathroom. Further features include gas central heating, double glazing, loft storage, electric vehicle charging point, single garage and large driveway. The property boasts a neatly maintained private garden to the front and large enclosed garden to the rear which offers outstanding views. Subject to the relevant local authority permissions and consents being obtained the attic space could have the potential to be converted to further bedrooms. Proposed plans available on request. Items included in the sale are fitted carpets & floor coverings, blinds and curtains, cooker, oven, hob, hood, integrated microwave, fridge-freezer, washing machine, dishwasher, light shades, greenhouse, shed and storage hut. The appliances included are sold as seen with no warranty provided. The playframe and integrated tumble dryer may be sold by separate negotiation.





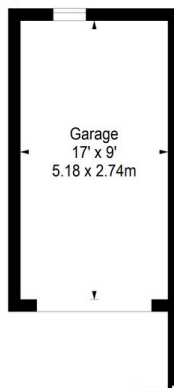
Leadervale Road,  
Edinburgh,  
Midlothian, EH16 6PA



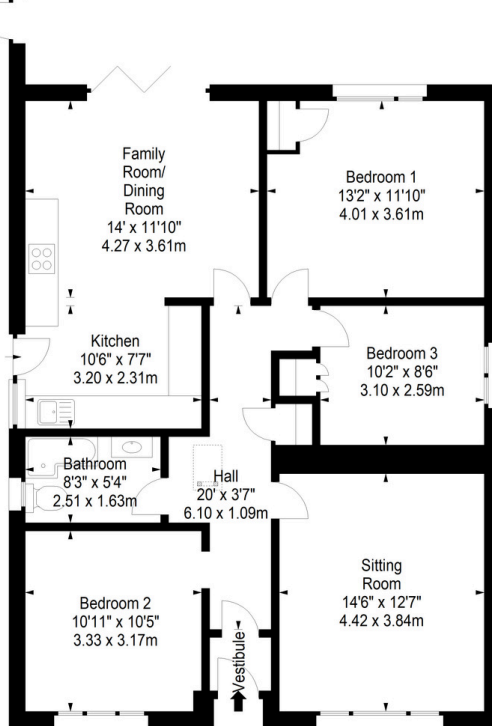
Approx. Gross Internal Area  
1042 Sq Ft - 96.80 Sq M  
Loft Storage

Approx. Gross Internal Area  
353 Sq Ft - 32.79 Sq M  
Garage

Approx. Gross Internal Area  
153 Sq Ft - 14.21 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Garage  
17' x 9'  
5.18 x 2.74m



Family  
Room/  
Dining  
Room  
14' x 11'10"  
4.27 x 3.61m

Bedroom 1  
13'2" x 11'10"  
4.01 x 3.61m

Kitchen  
10'6" x 7'7"  
3.20 x 2.31m

Bedroom 3  
10'2" x 8'6"  
3.10 x 2.59m

Bathroom  
8'3" x 5'4"  
2.51 x 1.63m

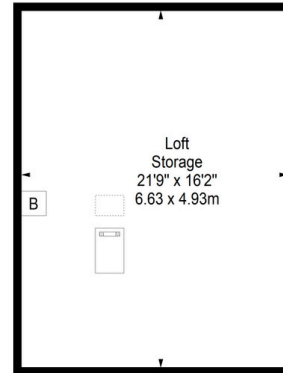
Hall  
20' x 3'7"  
6.10 x 1.09m

Bedroom 2  
10'11" x 10'5"  
3.33 x 3.17m

Sitting  
Room  
14'6" x 12'7"  
4.42 x 3.84m

Vestibule

Ground Floor



Loft  
Storage  
21'9" x 16'2"  
6.63 x 4.93m

Loft





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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