



Deans Properties

Deans Solicitors and Estate Agents LLP



78 Glendinning Crescent
Liberton, EH16 6DN



TERRACED HOUSE

- Living/Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Attic
- Free on-Street Parking
- Double Glazing
- Gas Central Heating
- EPC Rating -C



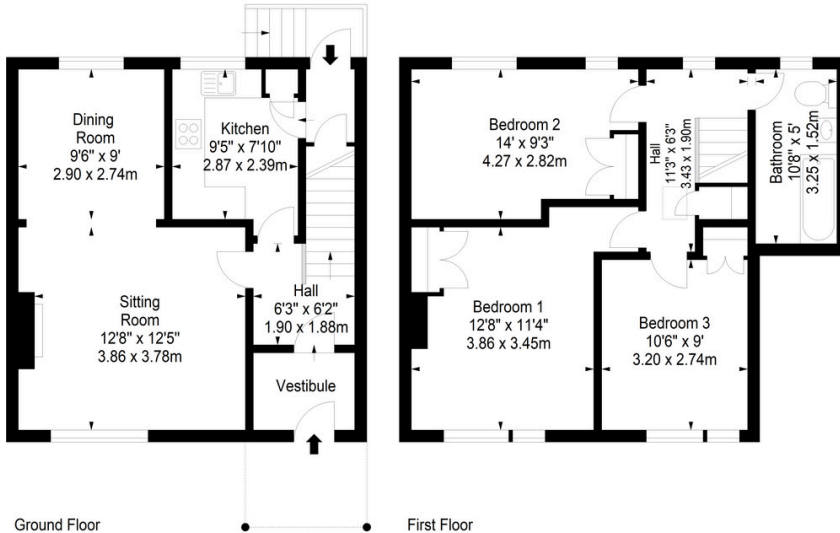
This bright and generously proportioned mid terraced villa is located in Liberton, to the south of Edinburgh's city centre. The property is close to a variety of local amenities, Edinburgh Royal Infirmary, the City Bypass and within easy reach of the City Centre by way of frequent public transport. The accommodation comprises; entrance vestibule, large living/dining with feature fireplace, separate kitchen which leads to the rear garden, upstairs lay three good-sized double bedrooms with fitted wardrobes and family bathroom. Subject to the relevant local authority permissions and consents being obtained the attic space could have the potential to be converted to an extra bedroom/extension. There is double glazing, gas central heating and free on-street parking. A mature private garden lies to the front with access via a vennel to the enclosed rear garden. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood and light shades. The appliances included are sold as seen with no warranty provided.



Glendinning Crescent,
Edinburgh,
Midlothian, EH16 6DN



Approx. Gross Internal Area
983 Sq Ft - 91.32 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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