



Deans Properties

Deans Solicitors and Estate Agents LLP



**2 Double Hedges Park
Liberton, EH16 6YL**



TERRACED HOUSE

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Free On Street Parking
- Double Glazing
- Gas Central Heating
- Combi Boiler with Smart Thermostat
- EPC Rating - C



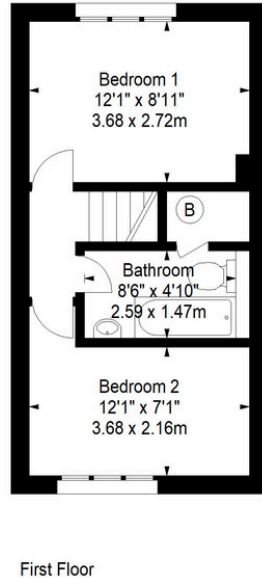
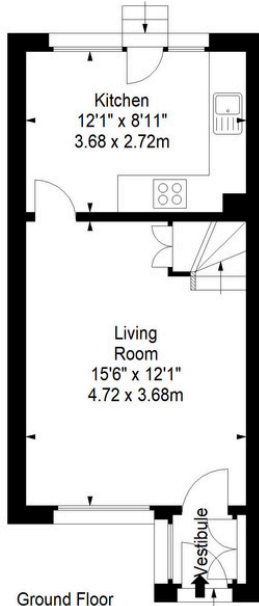
Boasting views of Arthur's Seat and Blackford Hills, this delightful terraced house is located in the popular residential district of Liberton in the South East of Edinburgh. The convenient location offers excellent transport links to the city centre and Edinburgh Bypass and motor networks. There are plenty of local shops and amenities in the area with further shopping available at Straiton and Cameron Toll, located a short distance away. The accommodation comprises, entrance vestibule, bright and spacious living room, dining kitchen, 2 well-proportioned double bedrooms and bathroom with shower over bath. The property benefits from private front and rear gardens and free on-street parking. The property has full double glazing and gas central heating, with a recently installed combi boiler with a smart thermostat offering multi room control. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fitted shelving in bedroom 2 and fitted blinds in the living room, kitchen and bedroom 1. The washing machine and fridge may be available by separate negotiation. The appliances included are sold as seen with no warranty provided.



**Double Hedges Park,
Edinburgh, EH16 6YL**



Approx. Gross Internal Area
611 Sq Ft - 56.76 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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