



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**30 Walter Scott Avenue,  
Liberton, EH16 5RJ**



## MID TERRACE HOUSE

- Living Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Shower Room
- Private Front and Rear Garden
- Partially Floored Attic Space
- Free On-Street Parking
- Double Glazed & GCH
- EPC Rating – C



This well-proportioned mid-terraced house is situated in the popular residential area of Liberton, in the South of Edinburgh. The convenient location offers easy access to local shops, amenities and schooling. There is plenty of outdoor space nearby, with Inch Park a pleasant walk away. Regular bus routes and road connections provide easy access to the City Centre, Edinburgh Royal Infirmary, Cameron Toll Shopping Centre and the City Bypass. The accommodation comprises; a bright and spacious living room, sperate kitchen with space for dining table and chairs, three good-sized double bedrooms and recently upgraded shower room. Externally there is a large, fully enclosed private garden to the rear. There is a further garden to the front and free on-street parking in the area. The property has double glazing, gas central heating and has access to a partially floored, fully insulated attic space providing additional storage. Included in the sale are the fitted carpets, curtains, cooker, oven, hob, fridge-freezer, washing machine, tumble dryer and dishwasher. The appliances included are sold as seen with no warranty provided. Other items and furniture are available by negotiation.

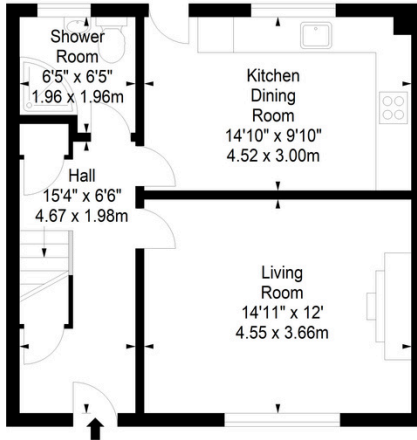




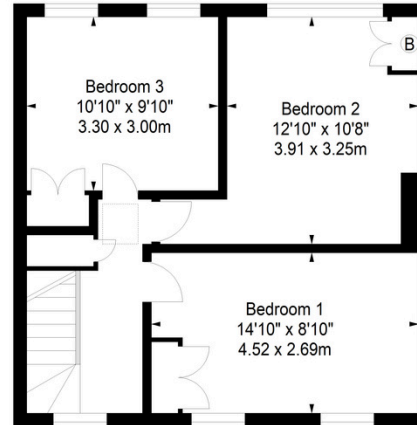
**Walter Scott Avenue,  
Edinburgh,  
Midlothian, EH16 5RJ**



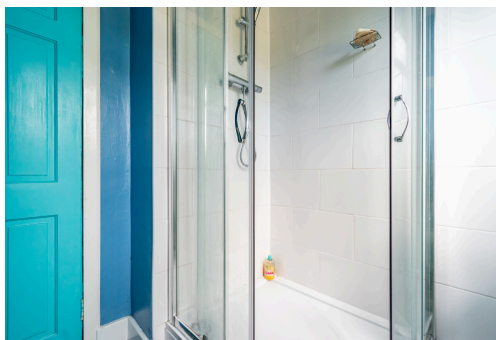
Approx. Gross Internal Area  
980 Sq Ft - 91.04 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor



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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