



Deans Properties

Deans Solicitors and Estate Agents LLP



33/5 Cumnor Crescent

Liberton, EH16 6BD



SECOND FLOOR FLAT

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Balcony
- Private Rear Garden & Storage Cellar
- Shared Drying Green
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating - D



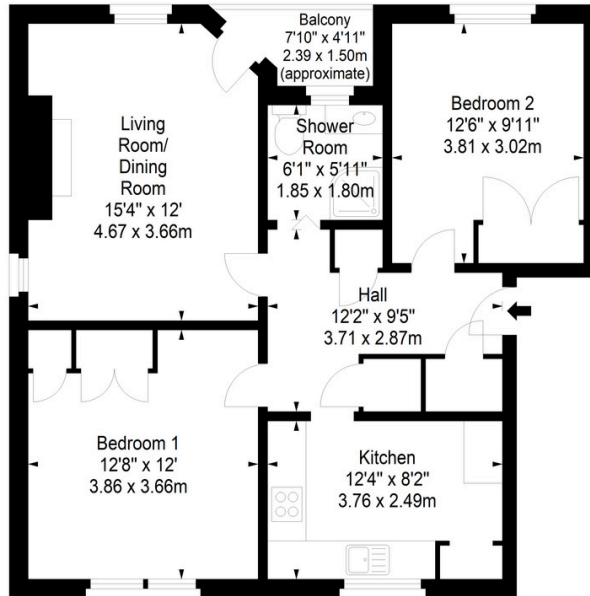
This well-proportioned second floor flat with lovely views to Arthur's Seat, Blackford Hill and The Royal Observatory is located in a popular residential area in Liberton, close to convenient, local amenities, public transport links and the Edinburgh Royal Infirmary. Nearby Cameron Toll Shopping Centre offers a wider range of high-street retailers, supermarkets and a gym. The accommodation comprises; welcoming entrance hallway with convenient storage cupboards, dual-aspect living room with electric fire and direct access to the balcony, separate kitchen with space for a dining table and chairs, two generous double bedrooms with built-in wardrobes and shower room. The property benefits from a private garden area to the rear and a private storage cellar on the ground floor. There is also a communal drying green and free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine, tumble dryer and lightshades. All appliances included above are sold as seen with no warranty provided.



Cumnor Crescent, EH16 6BD



Approx. Gross Internal Area
737 Sq Ft - 68.47 Sq M
For identification only. Not to scale.
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Second 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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