



**1F1, 33 Cumnor Crescent,
Liberton, EH16 6BD**

Deans 
Solicitors & Estate Agents LLP

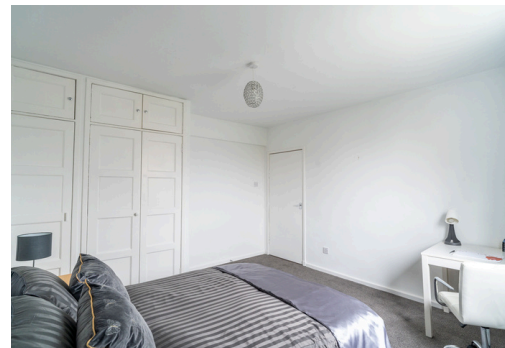


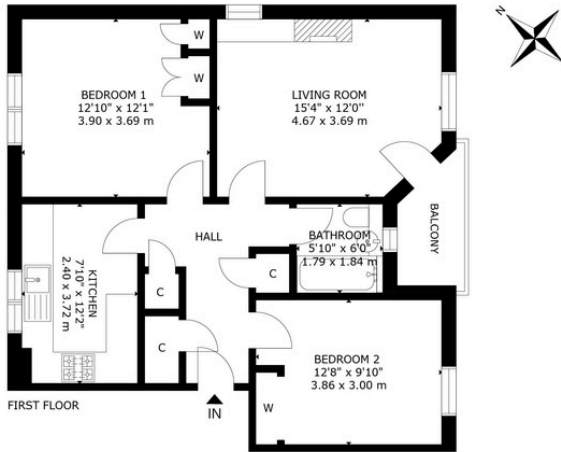
FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating – C



This well-proportioned first floor flat is situated in the popular residential area of 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. There is lovely outdoor space at Liberton Golf Club, Craigmillar Castle and Braid Hills. The accommodation has been freshly decorated and fitted with new floor coverings throughout and comprises: a welcoming hallway, spacious living room with door leading to sunny balcony, generous separate kitchen, two double bedrooms with built-in wardrobes and a bathroom with shower over bath. There is a private garden to the rear and two large store cupboards in the communal stair. A driveway offers convenient off-street parking. The property is fully double glazed and has gas central heating.





33/3 CUMNOR CRESCENT, LIBERTON, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 727 SQ FT / 68 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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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