



51 Malbet Wynd,
Liberton EH16 6AB

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

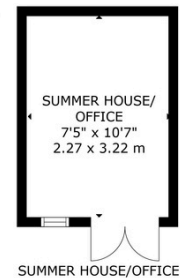
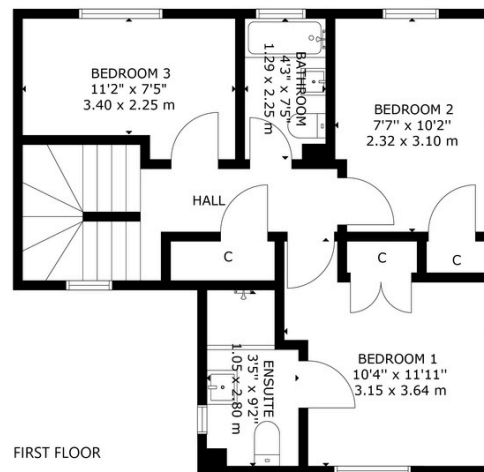
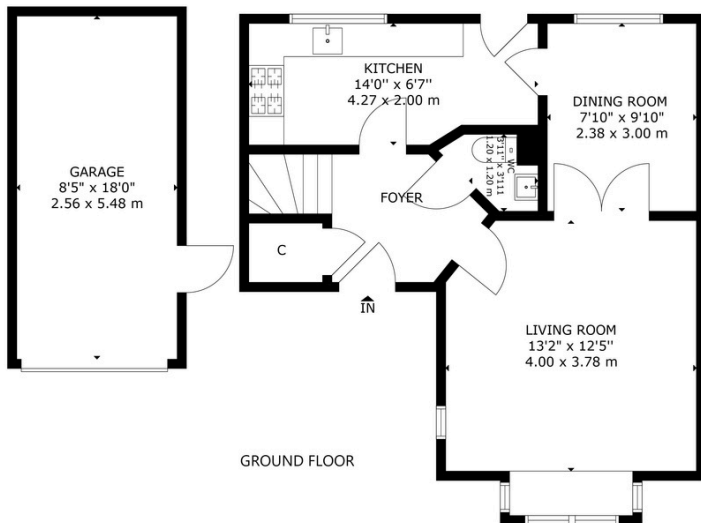
- Living Room
- Dining Room
- Kitchen
- W.C.
- Three Bedrooms (one en-suite)
- Bathroom
- Summer House/Office
- Private Front & Rear Garden
- Garage
- Double Glazing & GCH
- EPC Rating – C



This well-presented detached house with a single garage is located in a well-established and peaceful development in Liberton, providing easy access to local amenities, excellent schools, the Edinburgh Royal Infirmary, and direct bus links to the city centre. The accommodation comprises; welcoming hallway, spacious living room that opening to separate dining room, modern kitchen, three good-sized bedrooms (one en-suite) and family bathroom. Externally, there are neatly maintained private front and rear gardens and a separate summer house/office. The property benefits from double glazing and gas central heating. Included in the sale are the fitted carpets, floor coverings, curtains, cooker, washing machine, and dishwasher. All included appliances are sold as seen, with no warranty provided.







51 MALBET WYND, EDINBURGH, EH16 6AB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 942 SQ FT / 87 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.

Deans 
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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk