



1/1 Nether Liberton Court  
Liberton, EH16 5UN

**Deans**   
Solicitors & Estate Agents LLP



## GROUND FLOOR FLAT

- Living Room/Dining Room
- Kitchen
- Two Bedrooms (one en-suite)
- Bathroom
- Shared Garden
- Allocated Parking Space
- Double Glazing & GCH
- EPC Rating – C





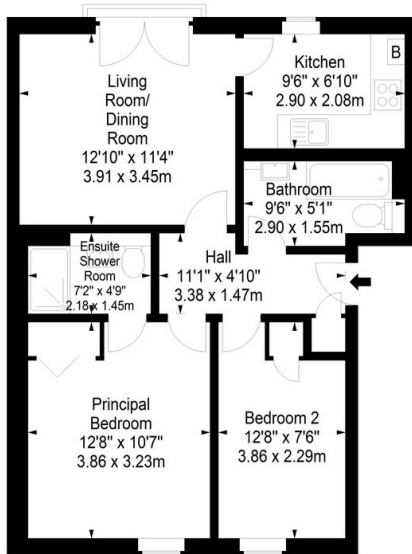
This well-proportioned ground floor flat is situated in the popular area of Liberton, close to lovely, local parks and convenient amenities including Cameron Toll Shopping Centre providing a range of high street retailers, supermarkets and a gym. There are regular bus links to the city centre and surrounding areas and the City Bypass is easily accessible. The accommodation comprises; welcoming hallway, living room/dining room with south-west facing French doors opening to the shared garden, separate stylish kitchen, generous principal bedroom with built-in wardrobes and en-suite shower room, further double bedroom with built-in storage and bathroom with shower over bath. Externally, there is a well-maintained shared garden to the rear and an allocated parking space in a residents' carpark. The property features double glazing and gas central heating. Included in the sale are the floor coverings, curtains, oven, hob, hood, washing machine and dishwasher. All included appliances are sold as seen with no warranty provided. There is a factoring fee payable to Charles White of approx. £95.34 per month.



**Nether Liberton Court,  
Edinburgh, EH16 5UN**



Approx. Gross Internal Area  
607 Sq Ft - 56.39 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground 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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