



6 Hazeldean Terrace,  
Liberton EH16 5RU

**Deans**   
Solicitors & Estate Agents LLP



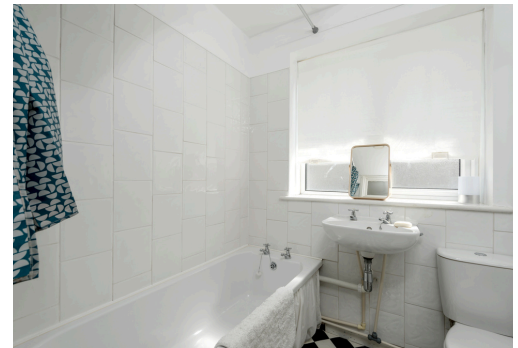
## MID TERRACED HOUSE

- Living/Dining Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Bathroom
- Private Front and Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C





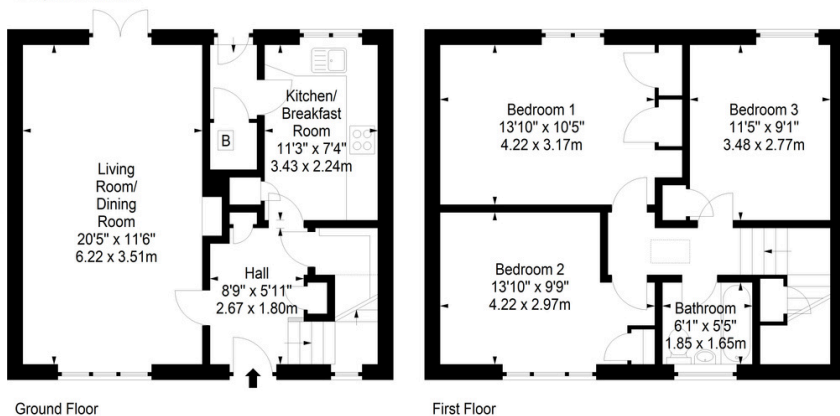
This well-proportioned mid-terrace house is quietly located in the Inch close to a wide variety of excellent amenities including local shops, nearby Royal Infirmary hospital and schools. Nearby Cameron Toll shopping centre is just a 6 minute walk through the delightful Inch Park. The accommodation comprises: a welcoming hallway, spacious, dual aspect living /dining room with french doors to rear garden, three good sized double bedrooms and bathroom with shower over bath. There is ample storage throughout the house including in all bedrooms. Externally there is a large sunny rear garden, well maintained with range of shrubs, plants and a garden shed. A well maintained front garden with shared vennel offers easy access between front and back gardens. There is free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are fitted carpets and floor coverings, oven, hob and light shades. All included appliances are sold as seen with no warranty provided.



**Hazeldean Terrace,  
Edinburgh,  
Midlothian, EH16 5RU**



Approx. Gross Internal Area  
997 Sq Ft - 92.62 Sq M  
For identification only. Not to scale.  
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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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