



12 Park Crescent
Liberton, EH16 6JD

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

- Sitting Room/ Bedroom 4
- Open Plan Kitchen/Family Room/Dining Room
- Three Double Bedrooms
- W.C.
- En-Suite Shower Room
- Bathroom
- Floored Attic
- Eaves Storage
- Office
- Double Driveway
- Private Front & Rear Garden
- Partial Double Glazed & GCH
- EPC Rating – D



This immaculately presented and deceptively spacious detached house is situated in the desirable area of Liberton, south of Edinburgh city centre. The property is close to local amenities including Stration Retail Park which provides a range of high street retailers, supermarkets and a gym. There is lovely outdoor space at nearby Braid Hills and Craigmillar Castle. The property offers flexible, family accommodation and the ground floor comprises; welcoming hallway, bright, bay-windowed sitting room, stylish kitchen lying open plan to spacious family room/dining room with bifold doors opening to the rear garden, serene office with under floor heating, well-proportioned double bedroom with built-in wardrobe and en-suite shower room and separate W.C. There are two further generous double bedrooms with built-in wardrobes and a family bathroom with electric under floor heating on the first floor. The property has excellent storage throughout with floor attic and light with ramsay ladder, eave storage in each upstairs bedroom and upper hall, under stair cupboard and heated cloak room. Externally, there is a neatly maintained and fully enclosed private garden to the rear and a further well-kept garden lies to the front with a double driveway offering convenient off-street parking. A walkway leads to two modern lockable metal sheds to the side of the property. The property is partially double glazed and gas central heating. Included in the sale are the fitted carpets and floor coverings, blinds, shutters, cooker, oven, hob, hood and dishwasher. All included appliances are sold as seen with no warranty provided.

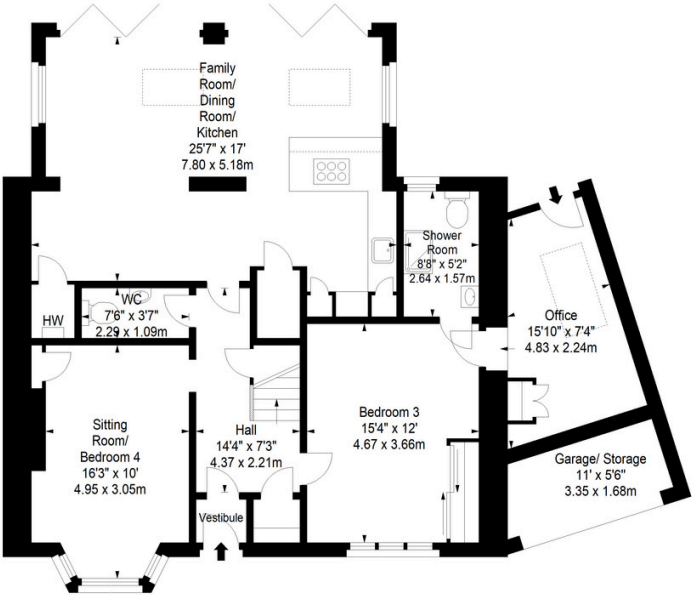




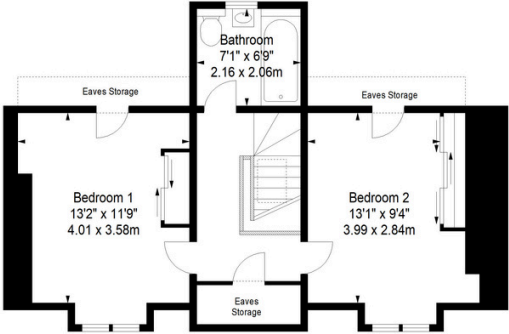
Park Crescent,
Edinburgh,
Midlothian, EH16 6JD



Approx. Gross Internal Area
1750 Sq Ft - 162.58 Sq M
For identification only. Not to scale.
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Ground Floor



First 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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