



29 Mossgiel Walk,
Liberton EH16 6XF

Deans 
Solicitors & Estate Agents LLP

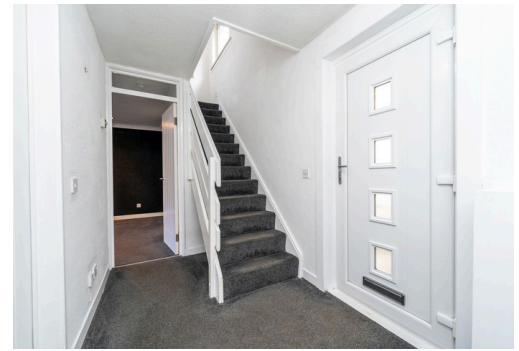


MID TERRACED HOUSE

- Living Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Shower Room
- Private Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



This well-proportioned terraced house is quietly situated within an established residential area of Liberton, close to wide range of local amenities including Cameron Toll shopping centre which provides a range of supermarkets, high street retailers and a gym. There are convenient bus routes to the city centre and surrounding areas and the A1 and City Bypass is easily accessible. The accommodation comprises: a welcoming hallway, spacious living room, bright, separate kitchen, two good-sized double bedrooms and shower room. Externally there is a well-maintained, private garden to the rear and 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 the fitted carpets and floor coverings, cooker, oven, hob, fridge-freezer and washing machine. All included appliances are sold as seen with no warranty provided.





29 MOSSGIEL WALK, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 869 SQ FT / 81 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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