



35 Little Road  
Edinburgh, EH16 6SH

**deans**   
Solicitors & Estate Agents LLP



## SEMI-DETACHED VILLA

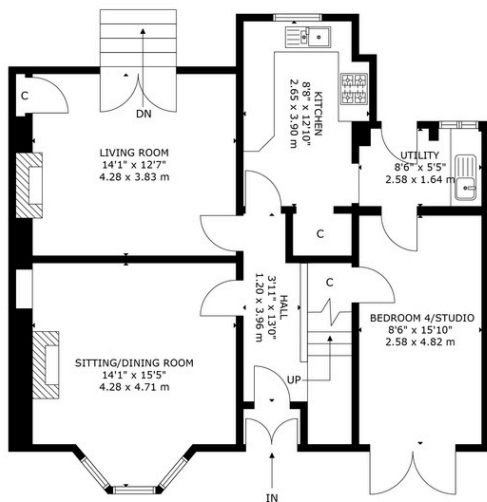
- Sitting/Dining Room
- Living Room
- Kitchen
- Utility Room
- Studio/ Bedroom Four
- Three Double Bedrooms
- Shower Room
- Bathroom
- Attic Storage
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway
- EPC Rating - C



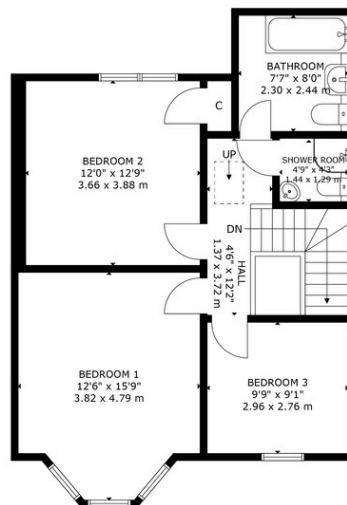
Forming part of a quiet residential area, this lovely and well-presented semi-detached villa is situated in the highly desirable location of Liberton. The property is close to a variety of amenities, local primary and secondary schools, and the Edinburgh Royal Infirmary. There are several frequent bus services to the city centre within 400 metres of the property and the City bypass, providing access to the north and south, is less than 1.5 miles away. The spacious accommodation would make an excellent family home and comprises: entrance vestibule leading into a welcoming hallway; generously proportioned bay-windowed sitting/dining room; charming living room with feature wood-burning stove and French doors opening to the rear garden; fitted kitchen with a utility room off, and an additional door leading to bedroom four/studio, which also features French doors to the front of the property. Upstairs, there are three delightful and well-sized double bedrooms a family bathroom, and a separate shower room. A Ramsay ladder provides access to the fully floored attic storage space, which includes a Velux window. The property also boasts well-maintained private gardens to the front and rear, with a driveway providing off-street parking. Further benefits include gas central heating and double glazing throughout. Included in the sale are fitted floor coverings along with the curtains, hob, oven, hood, washing machine and dishwasher. All appliances are sold as seen with no warranty provided.



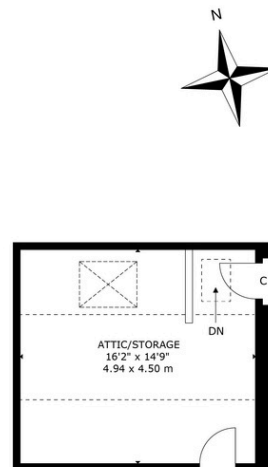




GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR

35 LITTLE ROAD, EDINBURGH, EH16 6SH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,442 SQ FT / 134 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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