



23 East Clapperfield  
Liberton, EH16 6TU

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED VILLA

- Lounge
- Living/Dining Room
- Kitchen
- Utility Room
- W.C.
- Six Bedrooms (One En-Suite)
- Bathroom
- Private Front & Rear Gardens
- Garage & Driveway
- Double Glazing & GCH
- EPC Rating – C





This immaculately presented detached villa offers spacious family accommodation set across two floors in a quiet cul-de sac location in the highly sought after area of Liberton, south of Edinburgh city centre. The property is close to a wide range of local amenities including Cameron Toll Shopping Centre and Edinburgh Royal Infirmary Hospital. There are excellent public transport links to the city centre and surrounding areas and the city bypass is easily accessible. There is outdoor space available at nearby Blackford Hill, Inch Park and Craigmillar Castle where you can enjoy peaceful walks. The accommodation is in move-in condition. The ground floor comprises; welcoming hallway with under-stair cloak cupboard, generous lounge to the front with feature fireplace, separate stylish kitchen, spacious dining room lying open plan to bright living room with double patio doors leading to the south-facing rear garden, utility room, separate W.C and bedroom 5, suitable for flexible use as a home office. The second floor comprises; three generously proportioned and tastefully presented double bedrooms (each with walk-in wardrobes and one en-suite shower room), two single bedrooms and family bathroom with separate shower and bath. A partially floored attic, accessed via Ramsay ladder in the landing, offers convenient storage space. Externally, there is a large, well-maintained and fully enclosed south-facing private garden to the rear. There is a further neatly landscaped garden to the front and a large driveway and garage provide convenient off-street parking for multiple cars. The property is fully double glazed and has gas central heating and a burglar alarm system. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine and light shades. All appliances are sold as seen with no warranty provided.

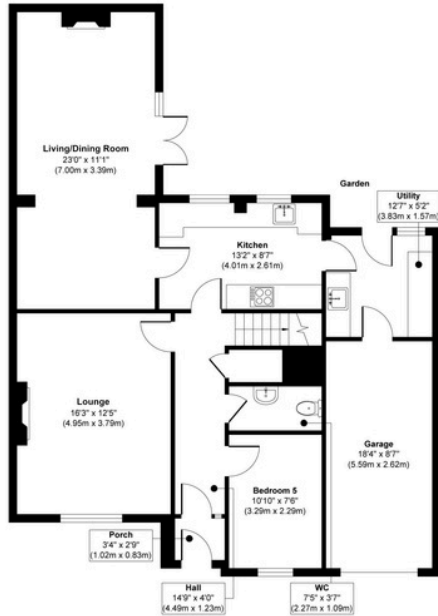




**23 East Clapperfield  
Edinburgh EH16 6TU**

Approx. Gross Internal Area:  
1890 Sq Ft (175.7 Sq M)

For Identification purpose only. Not to scale.  
[www.weare96.com](http://www.weare96.com)







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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