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Offers Over

£135,000

75 Double Hedges Park

Liberton | Edinburgh | EH16 6YN

A fantastic opportunity has arisen to acquire this well-presented one-bedroom lower villa, set within a quiet pocket of the sought-after Liberton area, nearby the Royal Observatory and the Kings Buildings. Positioned close to excellent amenities and convenient transport links, the property will appeal to a wide variety of purchasers including first-time buyers, downsizers, and buy-to-let investors.

 1 bedroom

 1 public

 1 bathroom

 Residents Parking

 Shared Garden

 EPC Band - E

 Council Tax Band - B



Description

The accommodation is accessed via a welcoming entrance vestibule leading into the bright and airy lounge/diner, creating a nice setting for relaxing or entertaining while featuring useful integrated storage provisions. The fully-fitted kitchen included freestanding white goods, tiling in splash areas for easy upkeep, and a neutral coloured base and wall-mounted units. To the rear of the property, the double bedroom is generous in size and offers plenty of room for freestanding furniture as well as different configurations. The fully splash-paneled shower room with a corner cubicle, and tiled floor completes the internal layout

Further benefits include double glazing throughout.



Extras

Selected fixtures and fittings, including; freestanding cooker, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

In addition, there is a large and well-maintained shared green to the rear, and ample unrestricted residential parking to the front to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.



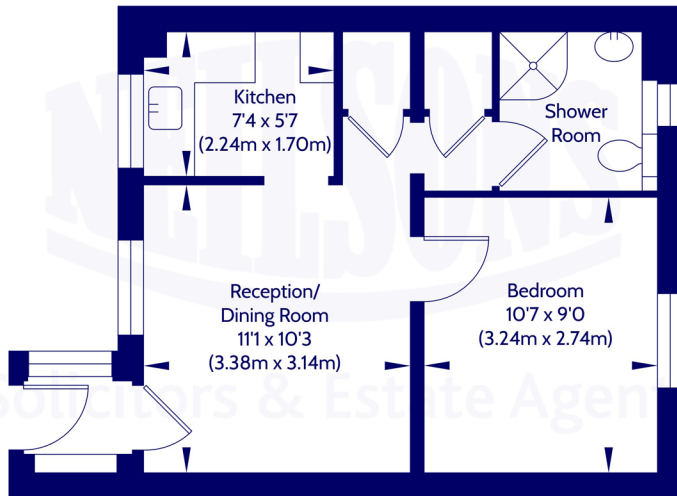


Location

The property is situated in the popular Liberton district of Edinburgh which lies approximately four miles south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills. Education is well catered for from primary to secondary level and there are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses. The accommodation is within close proximity to excellent commuter links to Edinburgh City Centre and beyond via the City by-pass and a frequent bus service. There are some local shops nearby to meet day to day needs and further amenities can be found at Straiton Retail Park and Cameron Toll shopping centre which is only a short drive away.



Approx. Gross Internal Floor Area 32.87 Sq M / 354 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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