



# Liberton

3/4 Dinmont Drive  
EH16 5RF

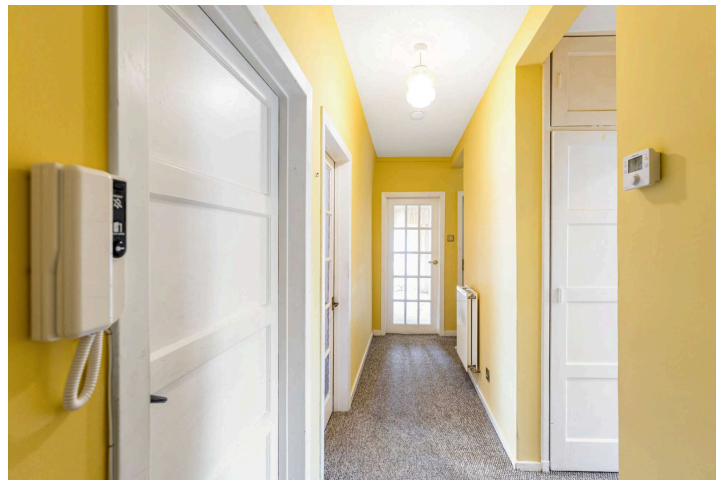


## FIRST FLOOR FLAT - BUZZER NO. 4

OFFERS OVER £165,000

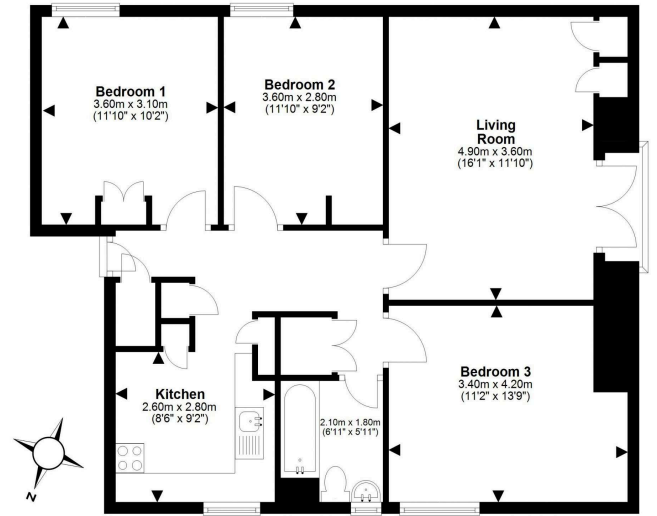
- Hall
- Livingroom with balcony off
- Kitchen
- 3 double bedrooms
- Bathroom
- Excellent first-time purchase
- Gas central heating
- Excellent storage
- Communal gardens
- Unrestricted on street parking
- Secure entryphone system
- Some double glazing
- Large private store cupboard within the common stair
- Viewing by appointment please call Solicitors (0131) 554 6321











This three bedroomed first floor flat is in the area of Liberton, which lies to the south of the city centre. Local shops are available for everyday needs with further shopping available at the Cameron Toll Shopping Centre with adjoining Newington just a little further afield. The property may also be of interest to those connected with The Royal Infirmary. An efficient public transport service is also available which operates to most parts of the town and surrounding areas. The city bypass and main motorway links are also easily accessed.

The property opens into an L-shaped entrance hall, with phone handset, four built-in storage cupboards and gives access to the rest of the accommodation. The bright and spacious living room is to the front and side of the property with built-in cupboard, gas fire within a surround and gives access to a private balcony. The kitchen is located to the front and is partially tiled and has base and wall units, cupboard slot in cooker and fridge/freezer. There are two double bedrooms to the rear, both with built in wardrobes. A third double bedroom is to the front of the flat. Completing the accommodation is a family bathroom with partially tiled walls, bath, WC, and a wash hand basin within a vanity unit.

Additional benefits include gas central heating, mixed glazing (single and double glazing), unrestricted on street parking, large store cupboard within the common stair and access to communal gardens.

## EXTRAS

To include the white goods, carpets, curtains, and light fittings (no warranties to be given).

## OFFERS

Offers Over £165,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**