



23 Little Road
Liberton, EH16 6SH

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- South Facing Living/ Dining Room
- Kitchen
- Separate W.C.
- Sunroom
- Three Double Bedrooms
- Bathroom
- Garage & Driveway
- Private South Facing Front & Rear Gardens
- Garden Office
- Solar Panels
- Double Glazing & GCH
- EPC Rating – C



This immaculately presented semi-detached home is located on a highly desirable street in the popular Liberton area. It benefits from close proximity to a wide range of local amenities, including Cameron Toll Shopping Centre, which offers a bank, supermarkets, and a gym. The property is well served by excellent public transport links to the city centre and surrounding areas and also provides easy access to the city bypass. The accommodation on the ground floor comprises; a welcoming entrance hallway, spacious living room open to dining room, separate kitchen, separate W.C. and sunroom with direct access to the private garden. Upstairs, leads to three good-sized double bedrooms and a bathroom with shower over bath. The property has had planning permission for an extension to the rear which would create additional living space. Externally, there is a private garden with an apple tree to the rear and a south facing front garden along with a garage and driveway that provides off-street parking. The garden office has a fast Ethernet connection to the house. The property has partial double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lights shades. All appliances included in the sale are sold as seen with no warranty provided.





**Little Road,
Edinburgh, EH16 6SH**



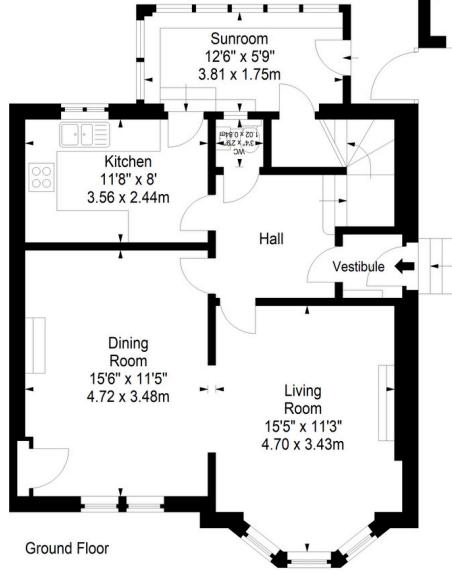
Approx. Gross Internal Area
1268 Sq Ft - 117.80 Sq M

Garage

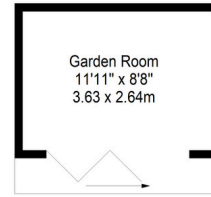
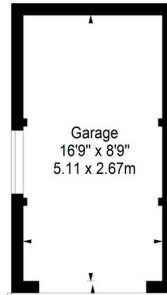
Approx. Gross Internal Area
147 Sq Ft - 13.66 Sq M

For identification only. Not to scale.

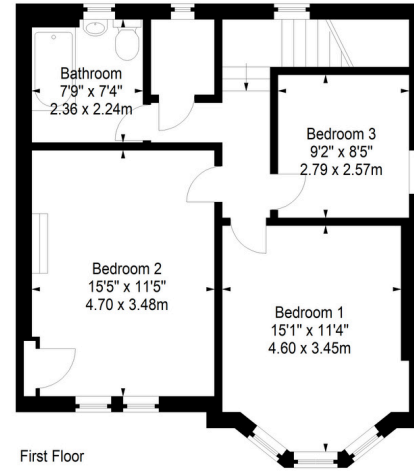
© SquareFoot 2026



Ground Floor



Garden Office
Approx. Gross Internal Area
105 Sq Ft - 9.75 Sq M



First Floor



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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