



**23 Old Dalkeith Road  
Liberton, EH16 4TE**

**deans**   
Solicitors & Estate Agents LLP



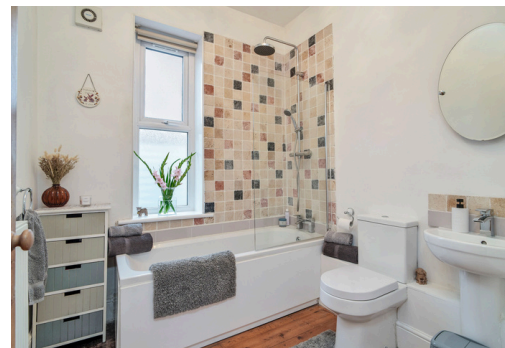
## END TERRACED COTTAGE

- Sitting Room
- Kitchen
- Dining Room
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Private Driveway to Rear
- EPC Rating - D





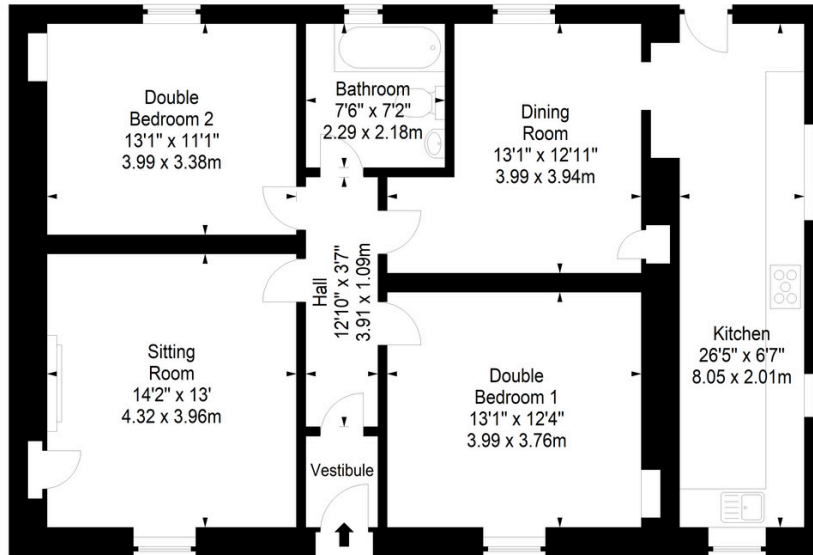
This charming and attractive end terraced cottage is situated within the highly desirable area of Prestonfield. The property is within walking distance of Cameron Toll Shopping Centre and a short distance to Edinburgh Royal Infirmary. The City Bypass & A1 Motorway networks are within easy reach and provide access to the North and South with an excellent public transport service travelling to many parts of the City. In move-in condition, the spacious accommodation, which would make an ideal purchase for young professionals or a retired couple, retains the original stripped doors and floors, and features a beautiful fireplace – a working original coal fire, adding warmth and character to the property. Entrance vestibule, welcoming entrance hallway, lovely sitting room, well-proportioned dining room open plan to the well laid out modern kitchen with Range cooker, two delightful, good sized double bedrooms and bathroom with white suite and shower over. There are easily maintained private gardens to the front and fully enclosed to the rear with patio area and driveway providing off-street parking. Further benefits include gas central heating and double glazing. All appliances are sold as seen with no warranty provided.



Old Dalkeith Road,  
Edinburgh,  
Midlothian, EH16 4TE



Approx. Gross Internal Area  
1047 Sq Ft - 97.27 Sq M  
For identification only. Not to scale.  
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Ground 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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Your Property People.

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