



# 84 Double Hedges Park

Edinburgh, EH16 6YN



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81sqm

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**AS** Anderson  
Strathern

# 84 Double Hedges Park Edinburgh, EH16 6YN

This well-presented end-terrace family home offers bright, welcoming accommodation arranged over two levels and extending to approximately 81 square metres within a quiet residential cul-de-sac.

The ground floor is centered around an inviting wood-floored sitting room, a comfortable and relaxed space that works equally well for quiet evenings as it does for social gatherings or family time. From here, the layout flows naturally through to the modern dining kitchen, which is thoughtfully arranged to accommodate everyday life, from shared meals to busy mornings. There is ample space for a dining table, making this a true heart of the home.

To the rear, a generous conservatory provides valuable additional living space, filled with natural light and offering a flexible area for children's play, a second sitting space, or a calm spot to unwind with views across the garden. Double doors connect the conservatory directly to the southeast-facing rear garden, creating a lovely sense of indoor-outdoor living during warmer months.

Upstairs, the property offers two well-proportioned double bedrooms and a third bedroom that is ideal for a child's room, nursery, or home office, allowing the accommodation to adapt easily as family needs change. The principal bedroom benefits from fitted wardrobes and distant views of Edinburgh Castle, while the remaining rooms are bright, balanced, and easy to furnish. A family bathroom completes the upper level, fitted with a bath and overhead shower and featuring a window for natural light and ventilation.

Externally, the enclosed mature rear garden provides a safe and appealing space for both children and pets, with a lawn for play, a patio area for outdoor dining, and a useful timber shed for storage.

Further benefits include gas central heating, double glazing, unallocated residents' parking, and an insulated storage attic.

Overall, this is a warm, practical, and well-cared-for home, offering flexible living space and a comfortable layout that will suit a wide range of lifestyles.

## Property features

- End-terrace house
- Private front and rear garden
- Southeast-facing rear garden
- Dining kitchen
- Conservatory
- Master bedroom with built-in wardrobe
- Good storage
- Gas central heating
- Double glazing
- Unallocated residents' parking
- Storage attic



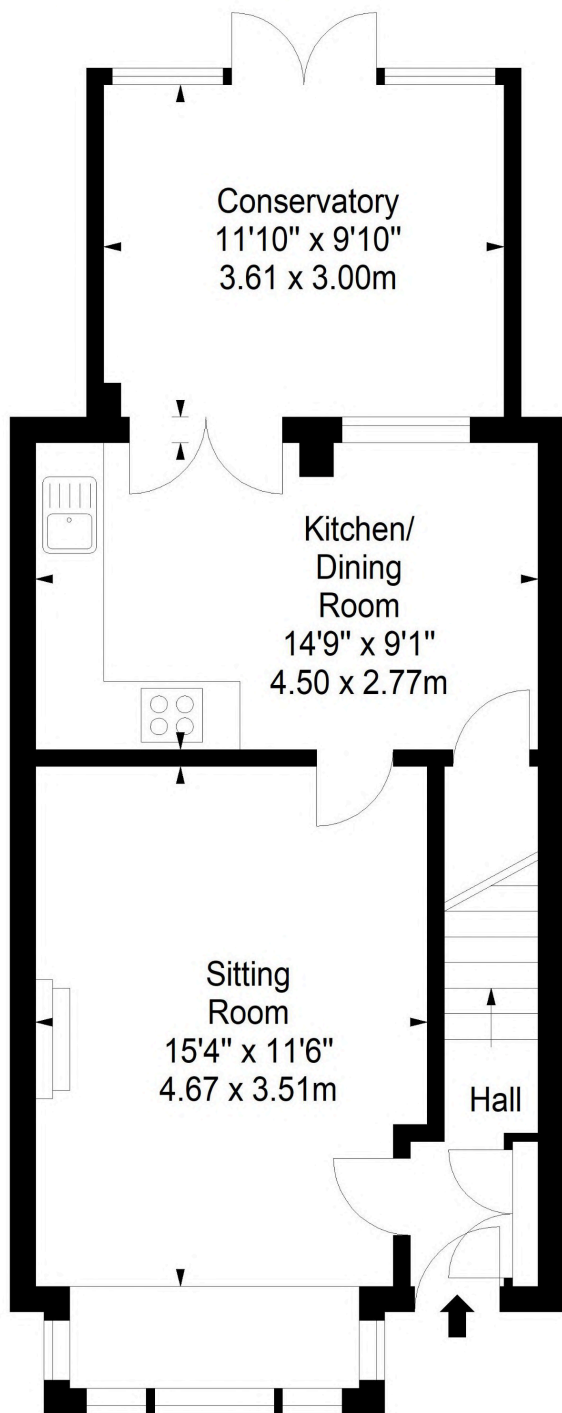




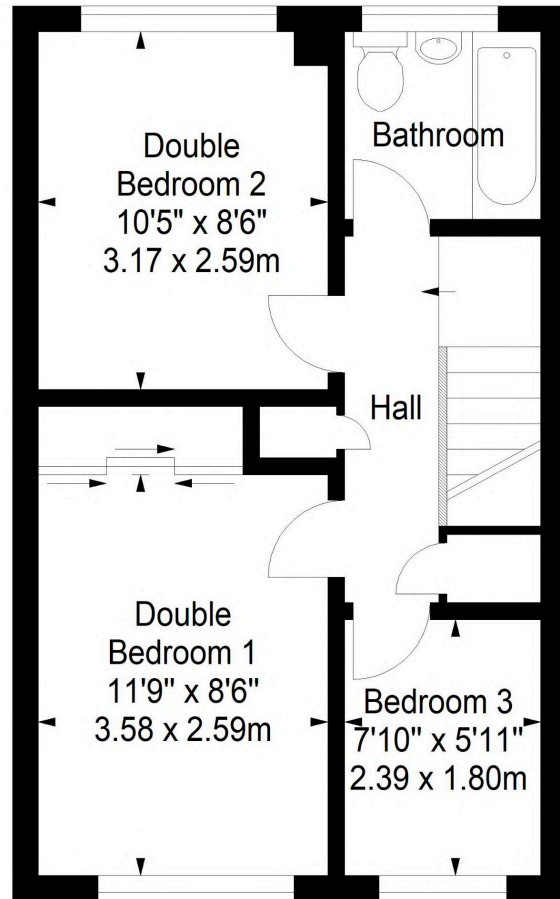
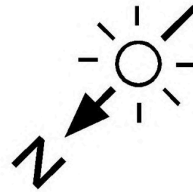
## Location

Liberton is a popular residential district in Edinburgh's south, offering excellent access to expansive green spaces such as the Hermitage of Braid and Blackford Hill, both part of a scenic local nature reserve ideal for walking and outdoor recreation. Sports enthusiasts benefit from nearby padel and tennis facilities at Craigmillar Park Tennis & Padel Club, located beside Cameron Toll, while Liberton Bowling Club sits conveniently on Kirkgate just moments away. Daily shopping is easily catered for at Cameron Toll Shopping Centre, which continues to serve as a key retail destination and is undergoing sensitive redevelopment to enhance its mix of shops, services, and community facilities. The Royal Infirmary and the University of Edinburgh's King's Buildings are also within easy reach. The property is within catchment for St John Vianney RC Primary, Liberton Primary, Holy Rood RC High, and Liberton High, making it a popular choice for growing families.





Ground Floor



First Floor

## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, garden shed, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems, or services.

Council Tax band D

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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