



1/1 Inglewood Place
Liberton, EH16 6AR

deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Front Garden
- Store
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



This light and airy ground floor flat is situated in the popular area of Liberton, south of Edinburgh city centre. The property is conveniently located close to a wide range of local amenities, including Cameron Toll Shopping Centre and Straiton Retail Park, which offer an excellent selection of shops, supermarkets, and a gym. The accommodation that would benefit from upgrading and modernisation comprises; a entrance hallway, spacious living room/ dining room, separate kitchen, two good-sized double bedrooms, bathroom and a store cupboard located in the stair well. Externally, there is a private front garden and a shared drying green to the rear with free on-street parking available. The property features double glazing and gas central heating. Included in the sale are the curtains, cooker, fridge-freezer, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided.

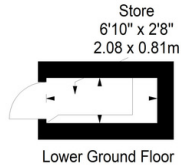


**Inglewood Place,
Edinburgh,
Midlothian, EH16 6AR**

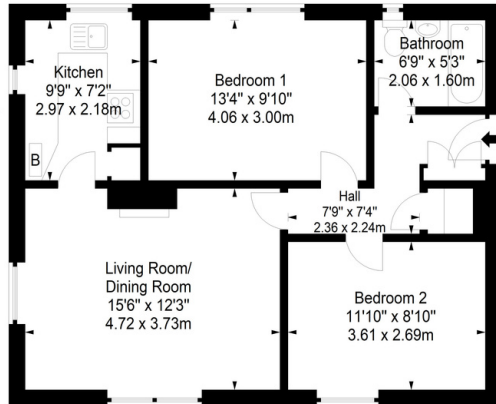


Approx. Gross Internal Area
640 Sq Ft - 59.46 Sq M
Store

Approx. Gross Internal Area
19 Sq Ft - 1.77 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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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