

OFFERS OVER £160,000

87 Double Hedges Park
Edinburgh, EH16 6YN

drummondmiller
Solicitors & Estate Agents



- A well-proportioned two-bedroom end-terraced home with private gardens
- Bright front-facing living room
- Dining kitchen with direct access to the rear garden
- Two double bedrooms, one with built-in wardrobe
- Gas central heating, double glazing
- Unrestricted on-street parking
- EPC C

Description

Drummond Miller is delighted to present this two-bedroom end-terraced home, offering excellent potential for buyers seeking a property they can modernise and personalise to their own tastes.

The accommodation opens with an entrance vestibule, leading through to a well-proportioned front-facing living room. This bright and welcoming reception room enjoys good natural light and provides access to the staircase leading to the upper floor.

To the rear, the kitchen is fitted with a range of base and wall-mounted units, offering ample storage and workspace. A door from the kitchen leads directly to the rear garden, creating a convenient connection to the outdoor space.

On the upper floor are two well-sized double bedrooms, both offering comfortable accommodation. Completing the accommodation is the bathroom, fitted with a free-standing electric shower, wash hand basin set within a vanity unit, and WC. The property further benefits from a practical layout and excellent scope for future enhancement.





Central Heating and Double Glazing

There are double-glazed windows throughout and gas central heating.

Garden and Parking

The property benefits from a small private paved front garden and a generously sized private rear garden. While the rear garden requires maintenance and improvement, it offers excellent potential to create an attractive outdoor space.

Unrestricted on-street parking is available nearby.

Location

Liberton is a popular and established residential district situated to the south of Edinburgh City Centre. The area offers an excellent range of local amenities and convenient public transport links providing direct access into the city centre. Further shopping facilities are available at Cameron Toll Shopping Centre and Straiton Retail Park.

The area is particularly well served by recreational opportunities, including the nearby Braid Hills and Hermitage of Braid nature walks, Gracemount Leisure Centre with swimming pool, and a selection of golf courses. Edinburgh University's King's Buildings campus, the Royal Infirmary of Edinburgh, Simpsons Maternity Unit and the Royal Hospital for Children and Young People are all within easy reach. For commuters, excellent road links are available via the Edinburgh City Bypass, providing access to Scotland's motorway network and Edinburgh Airport.

Council Tax and EPC

Council Tax band D and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £170,000, and a link to the Home Report is available from the ESPC website.

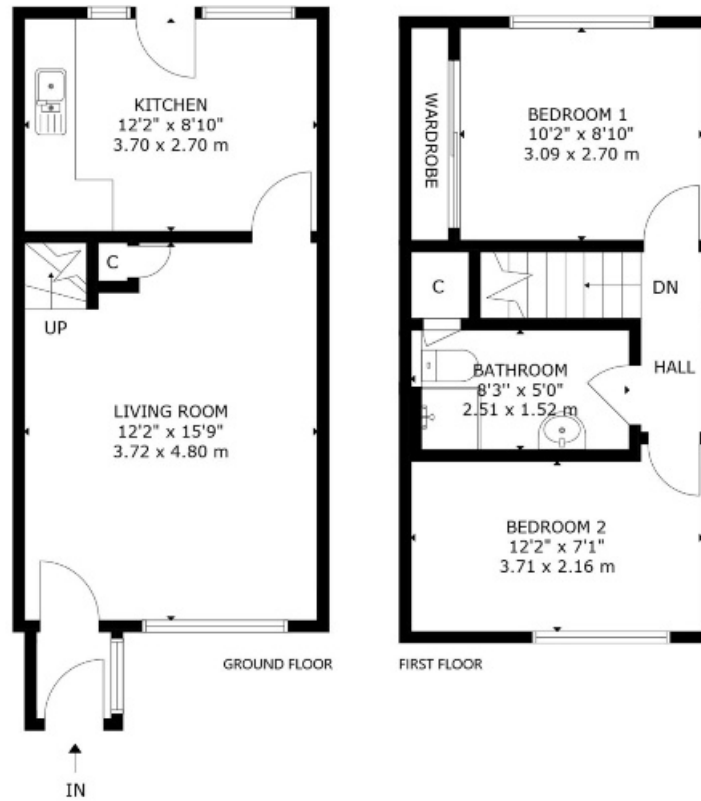
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





87 DOUBLE HEDGES PARK, EDINBURGH, EH16 6YN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 606 SQ FT / 56 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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