



93/16 Liberton Gardens
Liberton, EH16 4GX

Deans 
Solicitors & Estate Agents LLP



TOP FLOOR FLAT

- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Electric Heating & Double Glazing
- Well Maintained Communal Grounds
- Allocated Parking Space
- EPC Rating – C



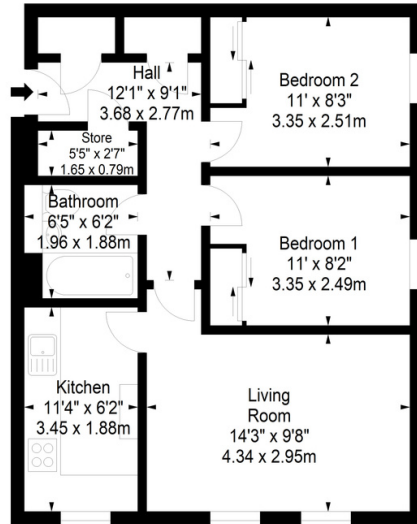
Forming part of a small established modern development, this light and airy top floor flat which would now benefit from modernisation is situated within the highly desirable location of Liberton. Cameron Toll Shopping Centre and Straiton Retail Park are both a short drive from the property as is the Edinburgh Royal Infirmary. There is a good public transport service which passes by the front door and travels to the City Centre. The accommodation would make an ideal purchase for the young professionals and comprises; entrance hall with storage, bright lounge, kitchen, two bedrooms both with built-in wardrobes and bathroom. The property is situated within well maintained communal garden grounds with an allocated parking space. Further benefits include double glazing and electric heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to Myreside Management of approximately £90 per month.



**Liberton Gardens,
Edinburgh,
Midlothian, EH16 6ND**



Approx. Gross Internal Area
572 Sq Ft - 53.14 Sq M
For identification only. Not to scale.
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Third 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.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk