



**Deans**   
Solicitors & Estate Agents LLP





## END-TERRACED HOUSE

- Living Room
- Kitchen/Dining Room
- W.C.
- Three Double Bedrooms
- Bathroom
- Private Rear Garden
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – D



Set within a quiet residential area, this well-proportioned end-terraced house is located in the popular Liberton district, south of Edinburgh city centre. The property enjoys close proximity to a wide range of local amenities and is within walking distance of Edinburgh University. Excellent public transport links provide easy access to the city centre and surrounding areas, with the City Bypass readily accessible. The accommodation comprises; a welcoming entrance hallway, spacious living room, bright fitted kitchen/dining room with direct access to a private rear garden. Additional accommodation includes a W.C., three well-proportioned double bedrooms, and a family bathroom with a shower over the bath. Externally, the property benefits from a well-maintained private rear garden with a decked seating area, along with a residents' car park providing off-street parking. The property features include double glazing and gas central heating. Included in the sale are fitted carpets and floor coverings, curtains, oven, hob, extractor hood, fridge-freezer, and washing machine. All appliances are sold as seen, with no warranty provided. Other items may be available by separate negotiation.

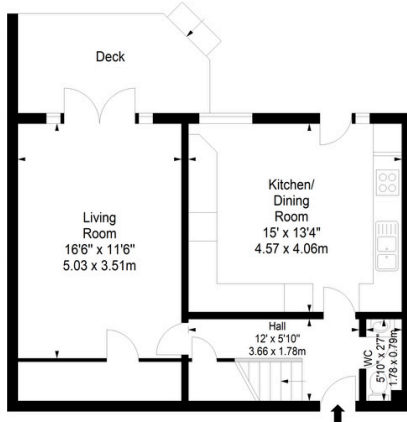




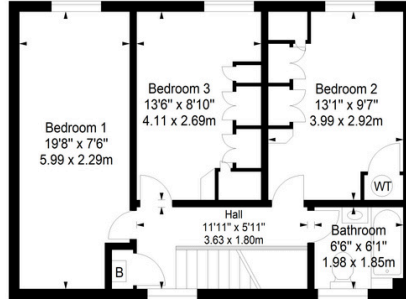
Clarinda Terrace,  
Edinburgh,  
Midlothian, EH16 6XL



Approx. Gross Internal Area  
1054 Sq Ft - 97.92 Sq M  
For identification only. Not to scale.  
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Ground Floor



First 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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