



RALPH SAYER
SOLICITORS & ESTATE AGENTS

58/1, Dinmont Drive

Liberton, Edinburgh, EH16 5RR

58/1, Dinmont Drive

Set within the established residential setting of Liberton, this ground-floor flat enjoys a notably peaceful outlook with a leafy canopy aspect, offering a calm, retreat-like atmosphere while remaining well connected to the heart of Edinburgh. The location balances tranquillity with convenience, with local amenities, green spaces, and transport links all within easy reach. The flat is attractively presented, featuring a private entrance, a spacious living/dining room with a fireplace and a balcony, a modern galley kitchen, and a generous double bedroom with built-in wardrobes. Further benefits include a stylish bathroom, private and communal gardens, and on-street parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided for any appliances included in the price, as these items are to be left in sold-as-seen condition.

Property Summary

- Ground-floor flat in Liberton
- Private main entrance
- Secure phone entry system
- Entrance hall with built-in storage
- Spacious living/dining room with fireplace and balcony
- Modern galley-style kitchen with fitted units
- Large double bedroom with generous built-in wardrobes
- Family bathroom with vanity storage
- Balcony with outdoor seating space
- Private front and communal rear gardens
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - A
- Home Report Value - £150,000





Spacious living/dining room with fireplace and balcony, a modern galley-style kitchen with fitted units and a large double bedroom with generous built-in wardrobes



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dream property!



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 **CHARTERED FIRM**

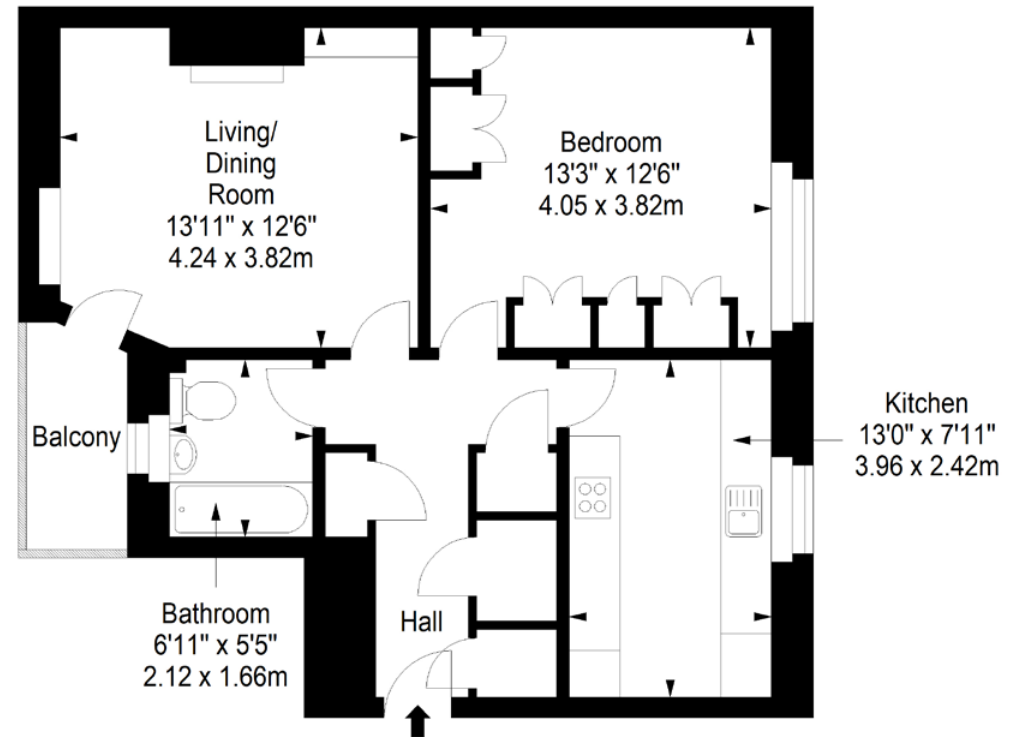
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor
Approx. 58.5 sq. metres (629.7 sq. feet)



Total area: approx. 58.5 sq. metres (629.7 sq. feet)