



1 Beauchamp Grove
Liberton, EH16 6LH

Deans 
Solicitors & Estate Agents LLP



DETACHED BUNGALOW

- Sitting Room
- Sun Room
- Dining Kitchen
- Three Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway & Single Garage
- EPC Rating – D



Occupying a private tranquil cul-de-sac setting, this beautifully presented, substantial 1930's detached bungalow is situated within the highly desirable location of Liberton. In move-in condition, this spacious accommodation would make an ideal family home. It comprises an entrance vestibule into a welcoming and characterful central hallway, a light and airy sitting room, featuring wood burning stove and a picture window overlooking the rear garden. A lovely spacious sun room with French doors opens to the rear garden. There is a contemporary well-designed south-facing kitchen and dining area with a bay window formation and door to the side of the property. There are three delightful, good-sized double bedrooms and a modern bathroom with shower.

There is an extensive floored attic which provides excellent potential to extend the property providing relevant permissions are obtained. There is a superb large, private and mature garden to the rear, and the front is laid with paving stones, offering ample off-street parking and a single garage. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets, floor coverings, wardrobes, oven, hob, hood, and fridge freezer. Other items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided. The property is within easy reach of local amenities, with further shopping available close by at Cameron Toll Shopping Centre and Straiton Retail Park. The City Centre is easily accessed by car or bus and Edinburgh Royal Infirmary and the University of Edinburgh's King's Buildings are within easy reach. Excellent road links are provided by the City Bypass giving access to the North and South.





**Beauchamp Grove,
Edinburgh, EH16 6LH**

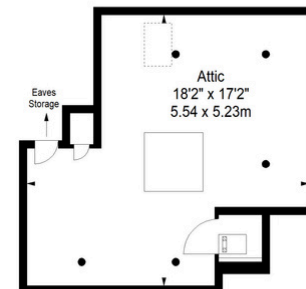
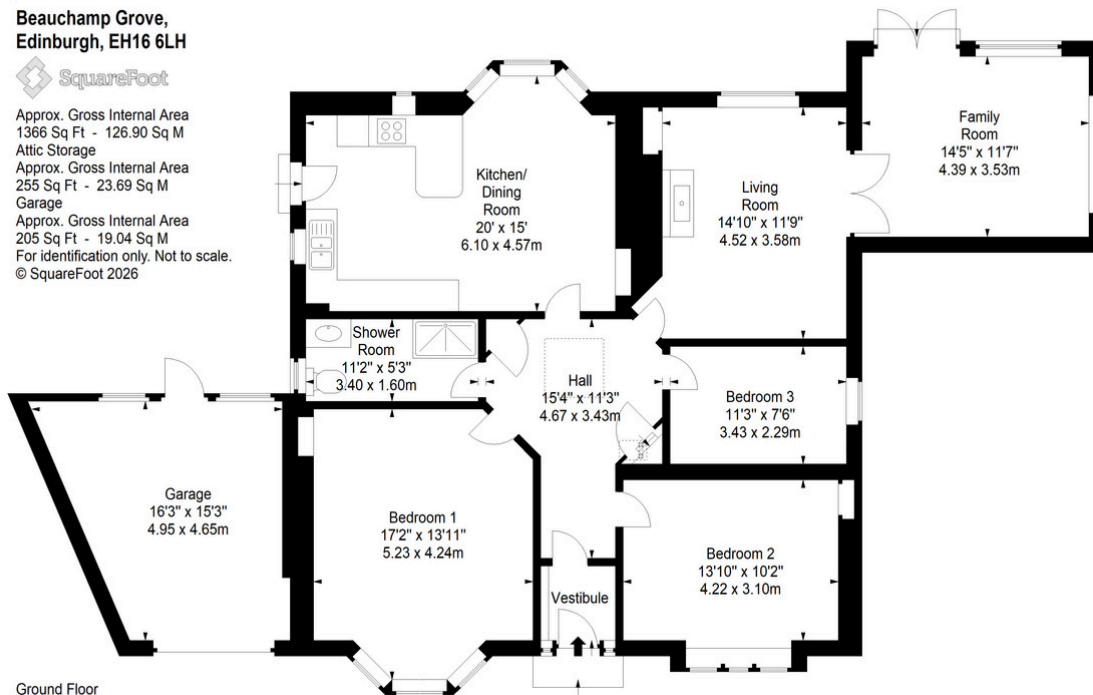


Approx. Gross Internal Area
1366 Sq Ft - 126.90 Sq M

Attic Storage
Approx. Gross Internal Area
255 Sq Ft - 23.69 Sq M

Garage
Approx. Gross Internal Area
205 Sq Ft - 19.04 Sq M

For identification only. Not to scale.
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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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