



45/6 Double Hedges Park  
LIBERTON | EDINBURGH | EH16 6YN

  
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solicitors & estate agents



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Set within a well-established residential development at the end of a peaceful, leafy cul-de-sac, this bright and immaculately presented two-bedroom top-floor flat enjoys a highly sought-after location in Liberton, just south of Edinburgh city centre.

The property benefits from a well-proportioned, dual-aspect layout that allows for an abundance of natural light throughout. The spacious lounge is particularly inviting, with a large front-facing window, neutral decor and generous space for a variety of freestanding furnishings.

The modern kitchen, also positioned to the front of the property, is fitted with stylish cabinetry, marble-effect worktops and a full range of integrated appliances, offering both practicality and contemporary appeal.

Both bedrooms are quietly situated to the rear, enjoying pleasant leafy views. The second bedroom benefits from a built-in desk with ample room for additional furnishings, making it ideal as a guest room, home office or study.

Completing the accommodation is a contemporary bathroom fitted with a three-piece white suite and a shower over the bath.

Further benefits include double glazing, gas central heating and a secure entry system for added comfort and peace of mind. Externally, the property is surrounded by well-maintained communal grounds, with ample on-street residential parking available.

This attractive home represents an ideal opportunity for first-time buyers, professionals or investors, offering a peaceful residential setting while remaining within easy reach of local amenities, transport links and Edinburgh city centre.

Council Tax Band C. Energy Rating Band C.

Extras: All blinds and fitted shelves, Samsung Fridge, Indesit ceramic hob, oven & grill, Ciarra hood, bathroom mirror with LED lighting and white desk/stool in Bedroom 1 will be included. For the avoidance of doubt the wardrobes in Bedroom 1 will not be included.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Leisure facilities can also be found nearby at Blackford Hill and Inch Park where there is a childrens playground and the local Community Sports Centre is also within easy reach. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. There are also 2 GP practices within the vicinity. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.



