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Offers Over  
**£255,000**

# 99 Double Hedges Park

Liberton | Edinburgh | EH16 6YW

A fantastic opportunity has arisen to acquire this stylish and immaculately presented two-bedroom extended terraced villa, quietly positioned within a sought-after pocket of Liberton, close to the Royal Observatory and King's Buildings. Ideally located for excellent local amenities and convenient transport links, the property combines attractive, well-planned accommodation with a low-maintenance private garden and is sure to appeal to a wide range of purchasers including first-time buyers, downsizers, and growing families.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



## Description

The accommodation begins with a welcoming entrance hallway leading into the bright and airy lounge, which benefits from an open staircase and a pleasant sense of space. The beautifully presented kitchen provides an impressive heart to the home, fitted with a range of integrated and freestanding white goods and finished with partial wall tiling in the splash areas. Bi-fold doors open directly onto the rear garden, while the adjoining dining area benefits from a skylight, creating a lovely bright space for everyday meals and entertaining. The first-floor landing provides access to the partially floored attic, offering useful additional storage. The generous principal bedroom is a sizeable double featuring wall-to-wall fitted wardrobes with sliding doors and ample space for further freestanding furniture. Bedroom two is another comfortable double allowing flexibility with a front-facing outlook and stunning views towards Arthur's Seat. Completing the accommodation is the contemporary bathroom, fitted with a rainfall shower over the bath, partial wall tiling, a heated towel rail, and a useful cupboard housing the boiler.

Further benefits include gas central heating and double glazing.



## Gardens & Parking

Externally, the property enjoys a private rear garden designed for easy maintenance, incorporating composite decking and artificial turf to create a smart and practical outdoor space. For the car owner, unrestricted on-street parking is available to accommodate both residents and visitors alike.

## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, and hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





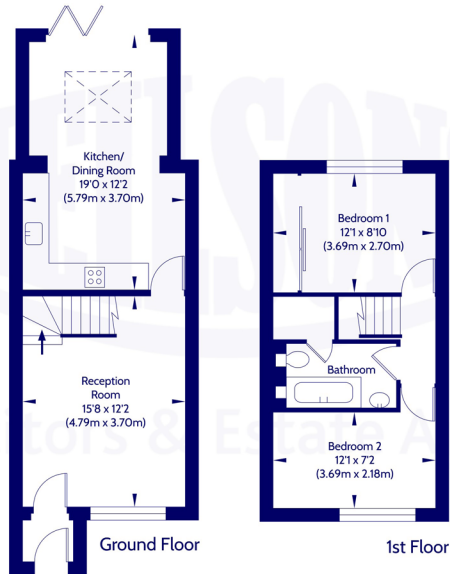
## Location

The property is situated in the popular Liberton district of Edinburgh which lies approximately four miles south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills. Education is well catered for from primary to secondary level and there are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses. The accommodation is within close proximity to excellent commuter links to Edinburgh City Centre and beyond via the City by-pass and a frequent bus service. There are some local shops nearby to meet day to day needs and further amenities can be found at Straiton Retail Park and Cameron Toll shopping centre which is only a short drive away.





Approx. Gross Internal Floor Area 67 Sq M / 723 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

