



13 Janefield
Liberton, EH17 8TA

deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Shower Room
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway & Single Garage
- EPC Rating – C



Set back from the main road and with an open aspect, this attractive and well proportioned detached house is situated within the highly desirable location of Liberton to the south of the City Centre. There are excellent amenities available close by at Stration Retail Park with a good public transport service passing by the property and travelling to the City Centre. The City Bypass is conveniently placed for easy access to the North and South. In move-in condition the accommodation will make an excellent family home and comprises; entrance vestibule with double doors to the welcoming hallway with WC apartment, light and airy sitting room with large windows providing an abundance of excellent natural light, stylish kitchen open plan to the dining room with sliding patio doors to the rear garden, practical utility room off also with door to the rear, upstairs leads to three delightful double bedrooms and contemporary shower room. There are private well-maintained gardens to the front and fully enclosed to the rear with decked patio area. A driveway provides off-street parking and gives access to the single garage. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.

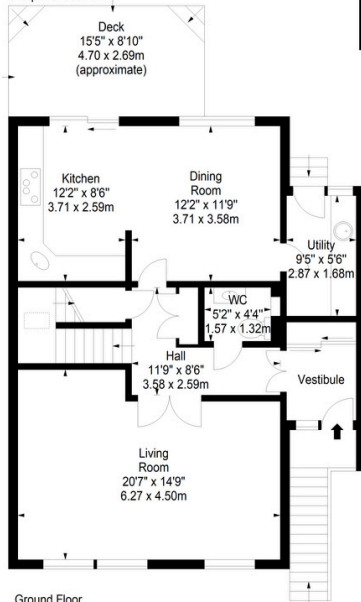


Janefield,
Liberton,
Edinburgh, EH17 8TA

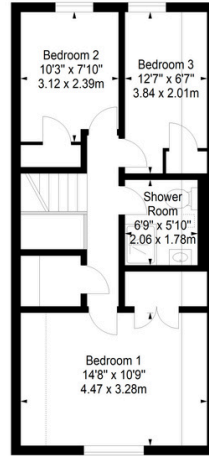
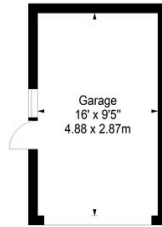


Approx. Gross Internal Area
1340 Sq Ft - 124.49 Sq M
Garage

Approx. Gross Internal Area
152 Sq Ft - 14.12 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk