



RALPH SAYER
SOLICITORS & ESTATE AGENTS

13b Double Hedges Park
Liberton, Edinburgh, EH16 6YL EH21 7ET

13b Double Hedges Park

Delightful mid terraced villa with enclosed rear garden in the popular residential district of Liberton, to the south of Edinburgh's City Centre, commanding an enviable and quiet cul-de-sac setting within an established modern development.

This modern property is offered to the market in lovely decorative order throughout and represents a fantastic home for a single occupant, couple or small family.

The property is set over two levels with bright Living Room, modern kitchen with direct access to the enclosed rear gardens, two bedrooms upstairs - both with built-in wardrobes and bathroom with three-piece suite and shower over the bath. Externally, the property benefits from ample residents parking and there is both light and electricity connected to the shed in the rear garden.

Property Summary

- Entrance Vestibule
- Living room
- Modern kitchen with door to rear garden
- Two double bedrooms, both with built-in-wardrobes
- Bathroom with three-piece suite and shower over bath
- Gas central heating and double glazing
- Excellent built-in storage throughout, including attic
- Enclosed rear garden and shed
- Ample residents parking available
- EPC Rating - C | Council Tax Band - D

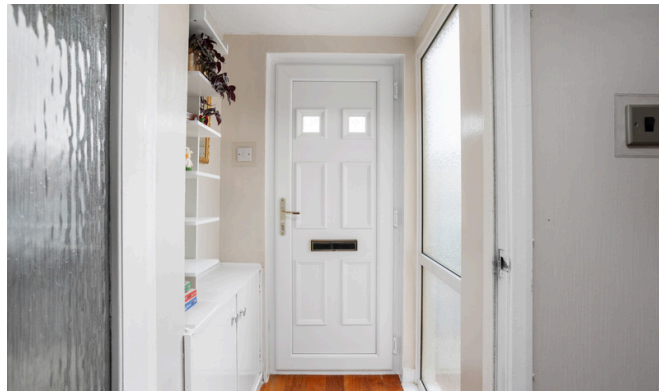
Home Report Value - £210,000







Fabulous two
bedroom
terraced
house with
private
gardens





Externally, the property has a private area of paved garden to the front and low-maintenance private enclosed garden at the rear with garden shed included in the sale. The garden shed has both light and power connected and there is ample residents parking available.

Extras: to include all fitted carpets and fitted floor coverings, light fixtures and fittings, window coverings and white goods, as well as the shed in the garden.

Let us help you find your next
dream property!



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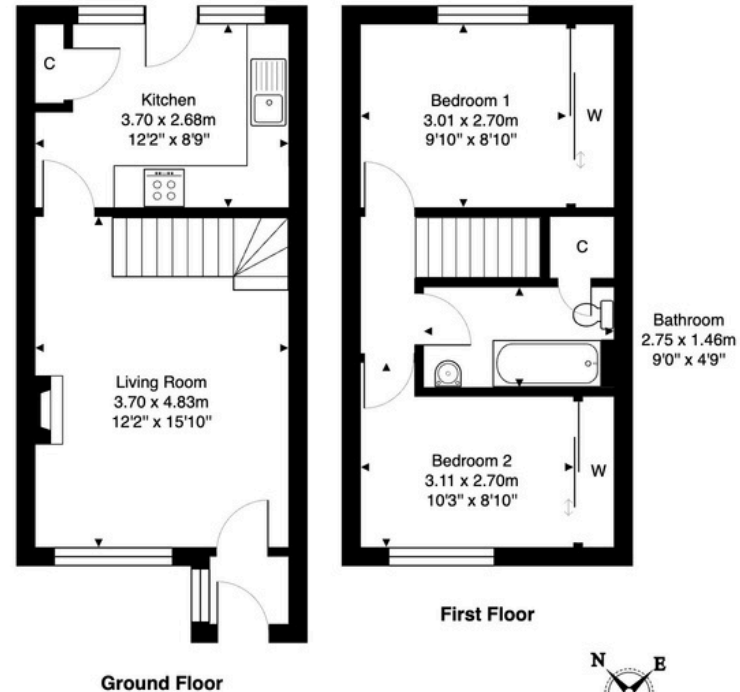
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

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.

13b Double Hedges Park, Liberton, EH16 6YL



Total Area: 57.9 m² ... 624 ft²

All measurements are approximate and for display purposes only.

Location

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. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury 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. 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.

