



82 Double Hedges Park
Liberton, EH16 6YN

Deans 
Solicitors & Estate Agents LLP



MID TERRACED VILLA

- Living Room
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Off-Street Parking
- EPC Rating - C



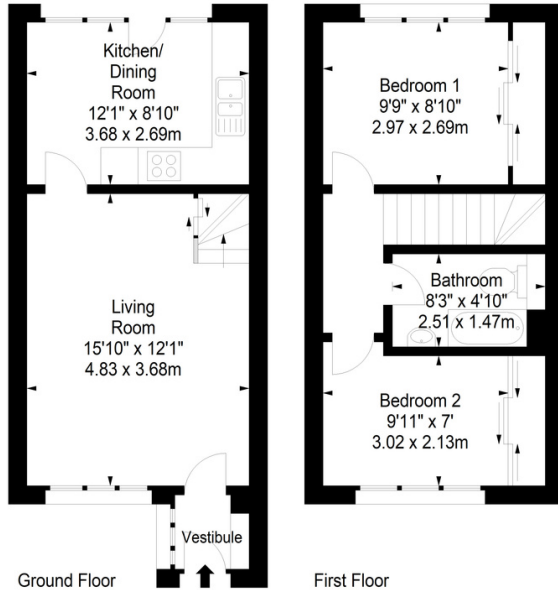
Enjoying a peaceful location, this well-proportioned mid terraced villa forms part of an established modern development within the highly desirable location of Liberton. A variety of amenities can be found close by, with Cameron Toll Shopping Centre a short drive away. Edinburgh Royal Infirmary is also within easy reach, along with Liberton and Braid Hills Golf Courses. A good public transport service passes close by and travels to many parts of the City. The accommodation, which requires some modernisation, would make a lovely home for young professionals and comprises; entrance vestibule, living room with open-plan staircase, dining kitchen with door to large private back garden, two delightful double bedrooms, both with built-in wardrobes, and bathroom with shower. There is a small garden to the front with a large enclosed private garden to the rear. Further benefits include off-street parking, gas central heating and double glazing. Please note that the property is being sold as seen. Included in the sale are all fitted floor coverings, oven, hob, extractor hood and light shades. All items included in the sale are sold as seen, with no warranty provided.



**Double Hedges Park,
Edinburgh,
Midlothian, EH16 6YN**



Approx. Gross Internal Area
618 Sq Ft - 57.41 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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