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## 96 Double Hedges Park, Liberton, Edinburgh, EH16 6YW

Light & Tastefully Presented, Two-Bedroom, End-Terrace Villa

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# Property Description

Light and spacious, two-bedroom, end-terrace villa, set on a corner plot with gardens. Located in an established residential area of Liberton, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, and a shower room.

Highlights include a newly refurbished kitchen, new carpeting and wood-effect flooring, a modern shower room, contemporary flooring and lighting. In addition, there is good storage, including bedroom wardrobes and a floored loft, double glazing and gas central heating, powered by a new combi boiler, with a ten-year guarantee.

There are low-maintenance gardens to the front and side, whilst an enclosed rear garden includes a shed and summer house with rendered walls, power and lighting.

The property is protected by a wired alarm system and both Gas and Electrical Safety Certificates are available to view.

The entrance gives access to both public rooms, and to a deep built-in store cupboard. Front facing, the lounge features parquet effect flooring, plain coving, and a central light fixture, and gives further access to the carpeted stairway.

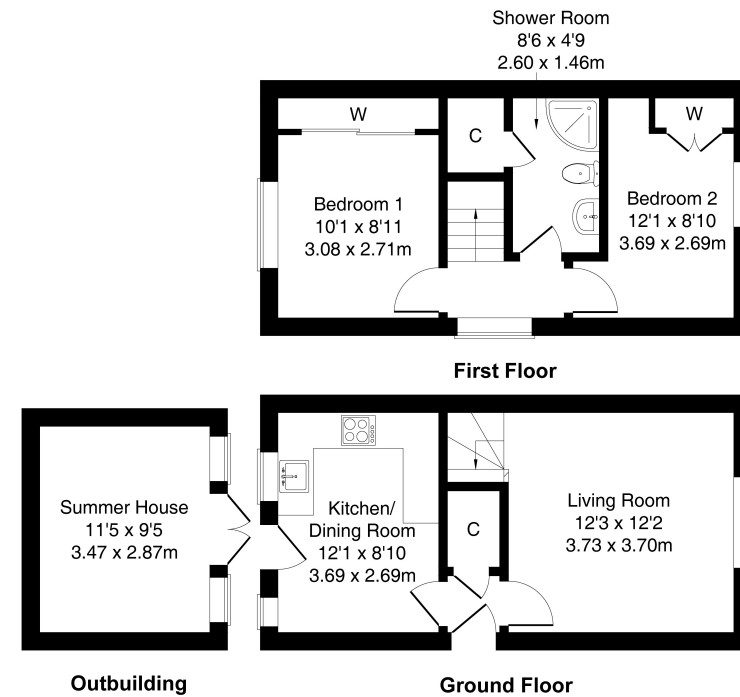
With a door to the rear garden, the newly refurbished kitchen, with ample space for seated dining, has been finished with modern, tiled flooring, contemporary gloss-white units, wood-effect worktops and stylish splashback tiling. Appliances include an integrated oven, a gas hob and a stainless-steel canopy, a freestanding fridge/freezer, a dishwasher and a washing machine.

On the first floor, bedroom one overlooks the rear garden, and features a built-in mirrored wardrobe and recessed spotlighting. Bedroom two is set to the front with a fitted wardrobe unit. Both are finished with modern, wood-effect flooring. Set internally is a bright and modern shower room with a fitted suite, a corner cubicle with a shower unit, and tiled splash walls.

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Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Liberton is an established residential area south of Edinburgh city centre, offering an extensive mix of family orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces

are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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