



LIBERTON
81 DOUBLE HEDGES PARK
TERRACED CORNER VILLA



ESTATE AGENTS

FIXED PRICE £110,000



This attractive property is pleasantly situated within a mature residential estate, occupying a corner position. The property is situated in the popular area of Liberton which provides excellent shopping facilities with Morrisons and Cameron Toll Shopping Centre, which also offers a Sainsbury's supermarket, both within easy reach. There is quick access to the City Bypass, Edinburgh Airport and Motorway networks. Both primary and secondary schools are available locally and the new Edinburgh Royal Infirmary is also within easy reach. A good choice of public transport is available to the City Centre and surrounding areas. Recreational facilities are also available locally.

The accommodation in brief comprises: entrance hall with carpeted staircase to upper level, lounge, modern breakfasting kitchen, upper landing, double bedroom with storage, bathroom with shower and storage loft.

There is a private garden to the front of the property and a further fully enclosed paved garden area to the rear. The property also has the benefit of double glazing and gas central heating.

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HALL

Entrance hall with carpeted staircase to the upper level and door to the lounge. There is also laminate flooring and a low level store cupboard housing the electrical switch-gear.

LOUNGE Approx. 12'3" x 10'7"

A bright side facing room with laminate flooring and a good sized under stair storage cupboard. A door from this room opens to the kitchen.

BREAKFASTING KITCHEN Approx. 14'2" x 4'7"

Front facing and fitted with stylish wall and base units complete with complementary work surfaces incorporating a stainless steel sink and drainer. The appliances include an electric hob with overhead extractor, integrated automatic washing machine and there is space for a fridge freezer. The splashback areas are tiled and the flooring is laminate. The room also offers space for a breakfasting table.

UPPER LANDING

With front facing window and storage cupboard and access to the bedroom and the bathroom. A ceiling hatch opens to the loft which could potentially provide further storage space.

DOUBLE BEDROOM Approx. 10'7" x 10'3"

This bright room is situated to the side of the property and benefits from fitted storage with mirror sliding doors and laminate flooring.

BATHROOM Approx. 7'4" x 6'9" (at widest)

Fitted with a white three piece suite comprising bath with an electric Mira shower over, wash hand basin and WC. The walls are tiled to the splashback areas, laminate flooring and extractor fan.

GARDENS

There is a well tended garden to the front and side of the property which is fully enclosed by timber fencing and is in the main laid to lawn and has some mature shrubs. The property also has the benefit of a further area of garden which is again fully enclosed by timber fencing and is paved for ease of maintenance. The garden shed is to be included in the sale.

EXTRAS

The sale includes the aforementioned garden shed, blinds, curtains and carpets.

VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321.

SURVEYORS

Please telephone solicitors (0131) 554 6321

POST CODE

EH16 6YN

OFFERS

A Fixed Price of £110,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.