

6 Double Hedges Road

LIBERTON, EDINBURGH, EH16 6TS



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**

*Magnificent two bedroom, end of terrace property in
a highly desirable pocket of the city*



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6 Double Hedges Road is a beautifully presented two-bedroom end of terrace house situated in the highly desirable area of Liberton. The property benefits from a spacious kitchen/dining room, living room and a private rear garden.

THE LIVING ROOM



The accommodation comprises, on the ground floor - an entrance vestibule; living room; kitchen/dining room with French doors to the rear garden.

THE KITCHEN/DINER



THE CONSERVATORY





On the first floor, there are two spacious double bedrooms and a three-piece family bathroom.

The property benefits from gas central heating and double glazing throughout.

THE BATHROOM



THE BEDROOMS

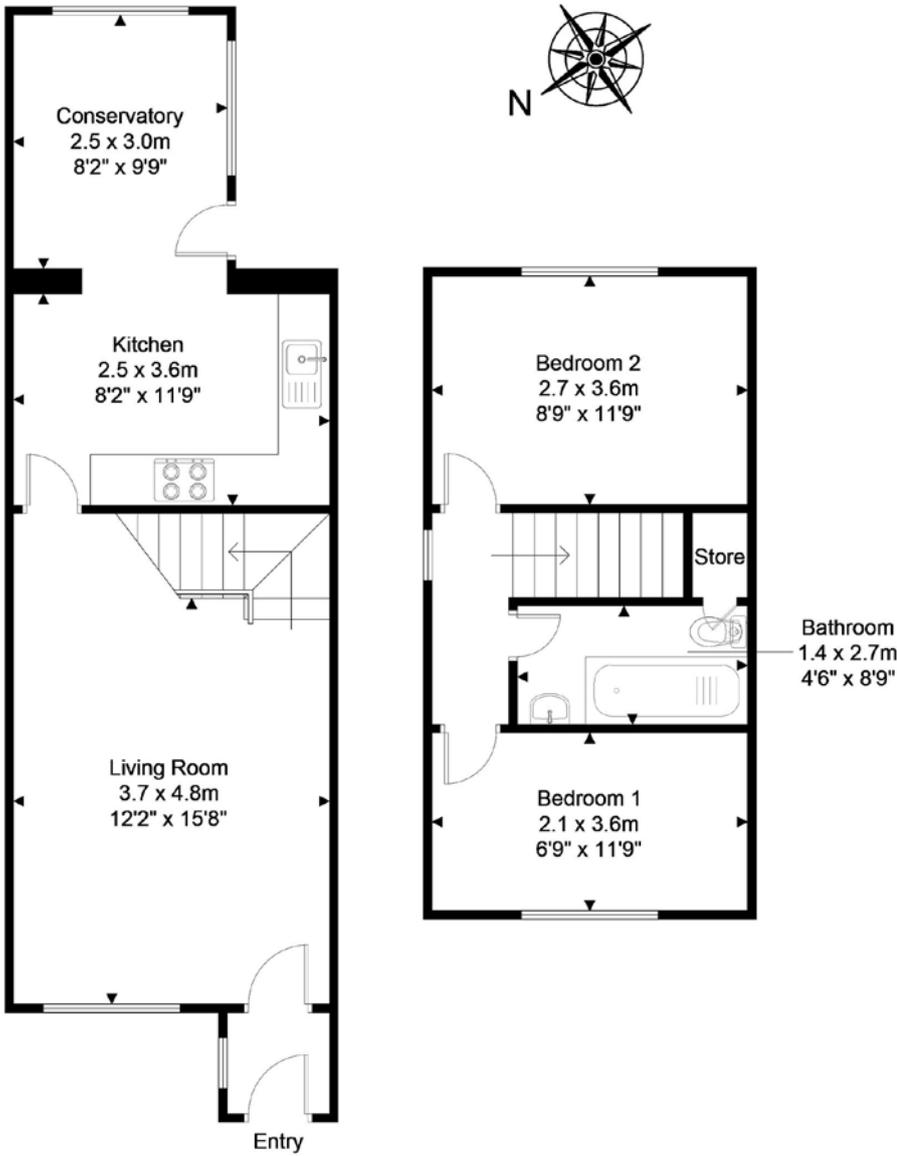


To the rear of the property, there is an area of low maintenance garden.
Unrestricted on-street parking is also available.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP



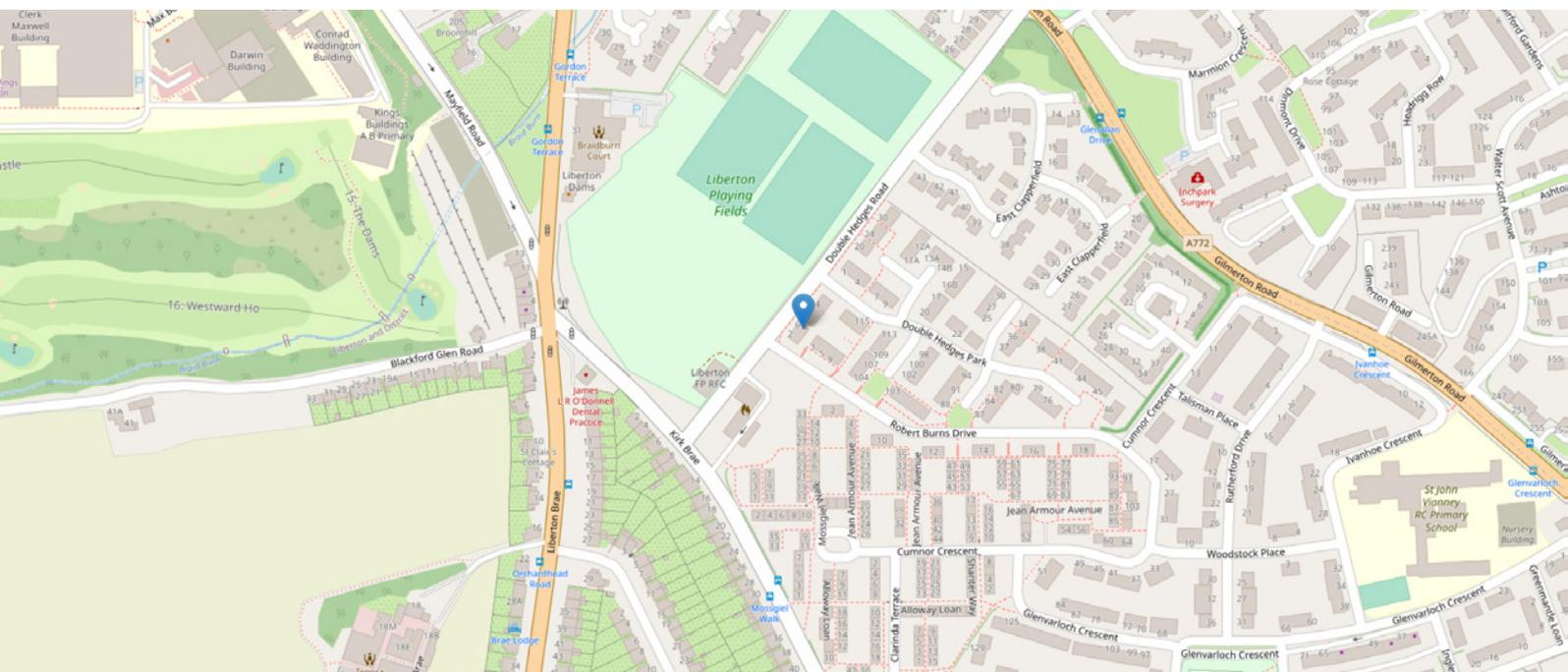
Approximate Dimensions
(Taken from the widest point)

Gross internal floor area (m²): 69m²

EPC Rating: C

Buyer's Premium Value: £3600.00

Extras (Included in the sale): All curtains, blinds and light fittings are included in the sale price as are the kitchen appliances (hob, oven, microwave, cooker hood, dishwasher and fridge/freezer).



THE LOCATION

Liberton is a sought after residential area lying to the south of the city centre. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.





Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.

There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance.

Local services include a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.

The Edinburgh Royal Infirmary is located at Little France just a short car journey away.




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**Part
 Exchange
 Available**



Text and description
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 Surveyor



Layout graphics and design
ALLY CLARK
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