

# 99 Double Hedges Park

EDINBURGH, EH16 6YW



*2 BEDROOM NEWLY RENOVATED HOUSE IN  
THE POPULAR RESIDENTIAL AREA OF LIBERTON*



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McEwan Fraser Legal is delighted to present this 2 bedroom newly renovated house in the popular residential area of Liberton. The property is in walk-in condition, ready for its new owners. The house showcases excellent views of Arthur Seat. The property benefits from transport links to the city centre and all over Edinburgh.

Inside, the property comprises a spacious living area with tasteful, modern décor, leading into a fully equipped modern kitchen, with built-in appliances. The kitchen also features ample storage and worktop space. The kitchen has a beautiful extension, fitted with a skylight. Letting in lots of natural light, making it the perfect social area. Ceiling-to-floor doors lead out into a fantastic landscaped garden, perfect to enjoy the sunshine in.

The property has 2 double bedrooms with built in wardrobes in bedroom 1, giving you ample storage space. The bathroom has been recently renovated with tasteful neutral décor, 3 piece suite and a large bath.

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*"...THE KITCHEN HAS A BEAUTIFUL EXTENSION, FITTED WITH A SKYLIGHT. LETTING IN LOTS OF NATURAL LIGHT, MAKING IT THE PERFECT SOCIAL AREA. CELLING-TO-FLOOR DOORS LEAD OUT INTO A FANTASTIC LANDSCAPED GARDEN, PERFECT TO ENJOY THE SUNSHINE IN..."*







**Bedroom 1**





**Bedroom 2**









Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner 5.36m (17'7") x 3.69m (12'1")

Lounge 4.78m (15'8") x 3.69m (12'1")

Bedroom 1 3.00m (9'10") x 2.66m (8'9")

Bedroom 2 3.69m (12'1") x 2.32m (7'7")

Bathroom 2.72m (8'11") x 1.46m (4'9")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: C



In addition to this, the property includes non-allocated bay parking. This is a rare opportunity to acquire a modern, fabulously decorated in a desirable residential location.



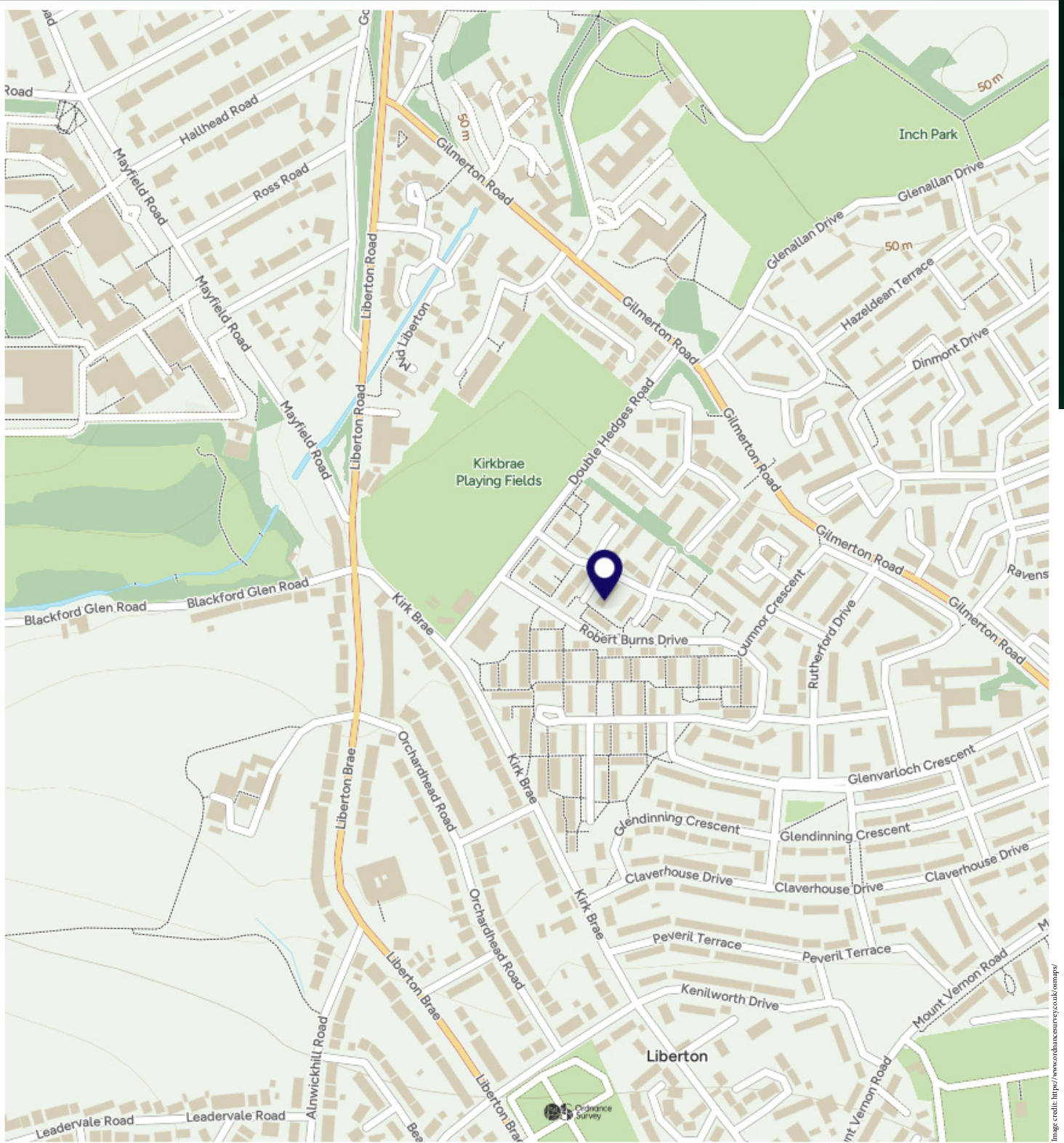


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Liberton is a sought after residential area lying to the south of the city centre. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away. This area is well served by public transport 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.

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# McEwan Fraser Legal

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