



Deans Properties

Deans Solicitors and Estate Agents LLP



**30 Kingston Avenue
Liberton, EH16 5SP**



END TERRACED VILLA

- Living/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Partially Floored Attic
- Rear, Front and Side Private Gardens
- Off Street Parking
- GCH and Double Glazing
- EPC Rating - C



This rarely available delightfully decorated end terraced villa is located within the sought after area of Liberton, South of Edinburgh's city centre. The property is close to an abundance of excellent amenities including Liberton Golf Course and within easy reach of the City Centre by way of a good public transport service. In move in condition, the accommodation comprises; entrance hallway with storage cupboards, spacious living/dining room and contemporary kitchen which overlooks the rear garden. On the first floor there are two double bedrooms, both benefiting from fitted wardrobes, there is also a modern bathroom with shower over the bath and partially floored attic space. Further features include, gas central heating, double glazing and off street parking. There are easily maintained garden grounds to the front, side and rear of the property. Included in the sale are floor coverings, ovens, hob, hood, fridge-freezer, washing machine and light shades. The appliances included are sold as seen with no warranty provided.



Kingston Avenue,
Edinburgh, EH16 5SP



Approx. Gross Internal Area
847 Sq Ft - 78.69 Sq M

Attic

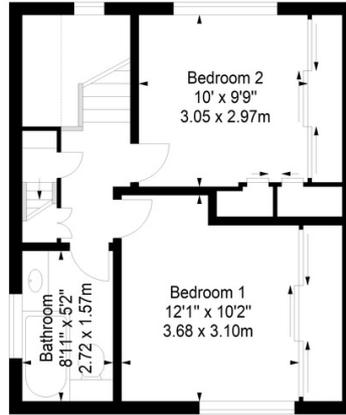
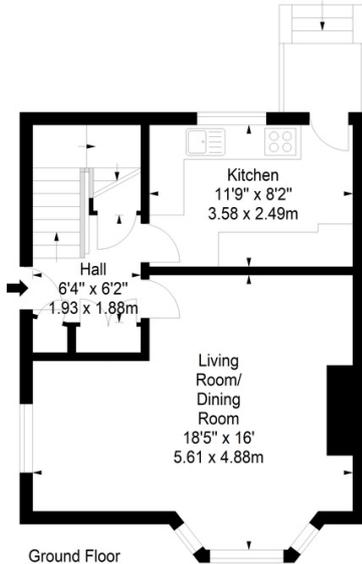
Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M

For identification only. Not to scale.

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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.

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