



44/5, Double Hedges Park, Edinburgh, EH16 6YN

Light & Beautifully Presented, Two Bedroom, Dual Aspect, Second Floor Flat

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Property Description

Light and beautifully presented, a two-bedroom, dual-aspect, second-floor flat of an established residential development. With a quiet and leafy end-of-cul-de-sac position, in the popular Liberton, to the south of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two flexible bedrooms, and a bathroom.

Freshly prepared for the market, highlights include a fitted kitchen with appliances, a modern bathroom, contemporary internal doors and flooring. Tastefully finished, ready-to-move-in, the property also features double glazing, electric heating, and leafy views including Arthur's Seat.

There is a secured entry system, a shared drying green to the rear, well-tended communal grounds to the front, together with residential parking.

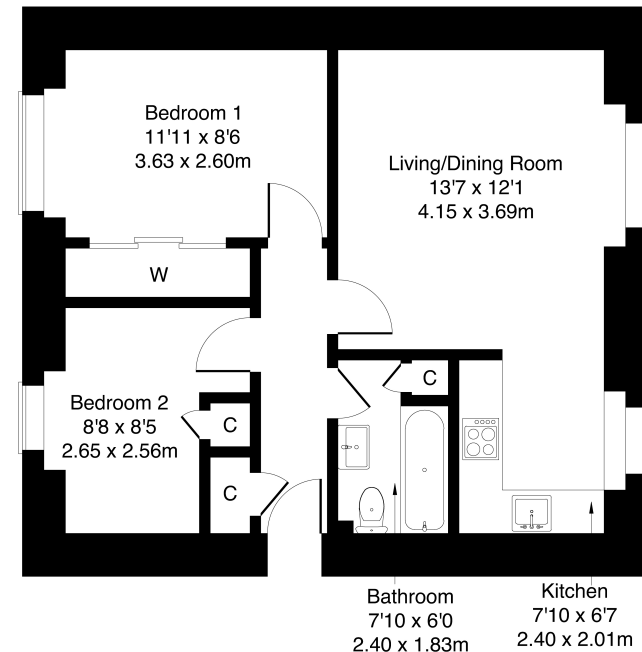
A welcoming entrance hall provides access to all rooms and benefits from a useful storage cupboard. Wood-effect flooring flows seamlessly into the bright and inviting living room, which is tastefully decorated in neutral tones and features a charming window seat and central ceiling light. Set just off the living room, the semi-open-plan modern kitchen is fitted with a range of contemporary wall and base units complemented by wood-effect worktops and tiled splashbacks, a stainless-steel sink with a drainer, an electric cooker, and a washing machine.

Both bedrooms are positioned at the rear of the property and are finished in light, neutral decor with carpeted flooring. The generously proportioned main bedroom benefits from a fitted wardrobe with mirrored doors, while the second bedroom also offers convenient built-in storage. Completing the accommodation is a well-appointed family bathroom, fitted with a modern three-piece suite incorporating a shower over the bath. The room is finished with a combination of tiled and panelled splash walls and includes a ladder-style radiator.



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Approximate Gross Internal Area: (538 sq ft - 50 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 a well-established residential area located to the south of Edinburgh city centre, offering a wide range of family-friendly housing. Local shopping is readily available, including a Morrisons supermarket on Gilmerton Road, with further extensive retail options at Cameron Toll Shopping Centre, Straiton Retail Park, and Fort Kinnaird. The area features several public parks, with larger green spaces such as the Braid Hills, Pentland Hills, and Liberton Golf Course providing excellent opportunities for outdoor recreation. Liberton is ideally placed for access to the Royal Infirmary of

Edinburgh and Edinburgh University, particularly the King's Buildings campus. Education is well-served in the area, with a good selection of nurseries, primary, and secondary schools. Public transport links are strong, with frequent bus services running from Gilmerton Road and nearby Kirk Brae, providing straightforward connections to the city centre and beyond.





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