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Offers Over

£230,000

101 Double Hedges Park

Liberton | Edinburgh | EH16 6YW

An excellent opportunity to acquire this well-proportioned two-bedroom terraced villa, quietly positioned within a popular pocket of Liberton, close to the King's Buildings and Royal Infirmary. Ideally situated for a wide range of local amenities and convenient transport links, the property offers comfortable and well-proportioned accommodation, including a useful dining extension to the rear of the kitchen, together with a private low-maintenance garden. Ready to move into while offering scope for some upgrading over time, the property is sure to appeal to first-time buyers, couples, and growing families.

 2 bedrooms

 2 public rooms

 1 bathroom

 Private gardens

 Residents' parking

 EPC Band – C

 Council Tax Band - D



Description

A welcoming hallway provides access to the accommodation. The bright and airy lounge enjoys a pleasant front-facing aspect and provides a comfortable main living space. The well-appointed kitchen is fitted with a range of integrated and freestanding appliances whilst benefits from under-unit lighting, tiled flooring and partial tiling to the splash areas. The kitchen flows naturally into the extended dining area, creating a versatile additional space with sliding patio doors providing direct access to the rear garden. The extension offers excellent flexibility and could be used for dining, entertaining or as an additional home study space. A fitted bookshelf provides further storage.

Upstairs, the landing provides access to both bedrooms, bathroom and loft, with the attic being partially floored. Bedroom one is a good-sized double room with a quiet rear-facing aspect and benefits from an integrated double wardrobe with sliding mirrored doors. There is also a useful additional cupboard. The boiler was replaced in spring 2025. Bedroom two is another comfortable double bedroom enjoying views towards Arthur's Seat. Offering good flexibility, the room could also be adapted for use as a home office or study if preferred. The bathroom is fully tiled and fitted with a suite incorporating a shower over the bath. A useful storage cupboard provides additional practical storage.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the rear garden is laid mostly to chipstone and benefits from rear lane access. Unallocated residents' parking is available to the front and surrounding area.

Extras

Selected fixtures and fittings, including: integrated gas hob, oven, and hood, freestanding fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

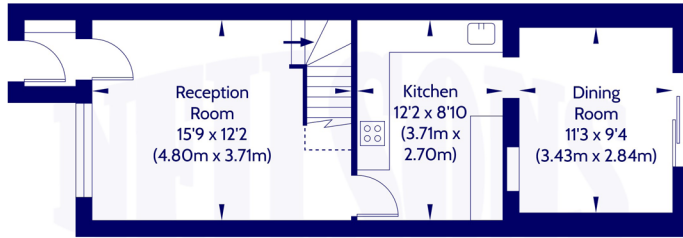
The property is situated in the popular Liberton district of Edinburgh which lies approximately four miles south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills and Royal Observatory. Education is well catered for from primary to secondary level and there are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses. The accommodation is within close proximity to excellent commuter links to Edinburgh City Centre and beyond via the City by-pass and a frequent bus service. There are a number of local shops nearby catering for day to day needs, with further amenities available at Cameron toll shopping center, which is conveniently located within walking distance. Stration retail park is also just a short drive away, offering a wide range of shops and services.



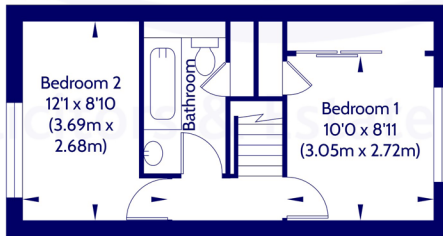


Approx. Gross Internal Floor Area 69 Sq M / 738 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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