

12 KIRK BRAE

Liberton, Edinburgh, EH16 6HH



IMPRESSIVE
FOUR-BEDROOM

*Victorian semi-detached
villa in Liberton*



GILSON GRAY

LAW • PROPERTY • FINANCE

PROPERTY NAME

12 Kirk Brae

LOCATION

Liberton, Edinburgh, EH16

APPROXIMATE TOTAL AREA:

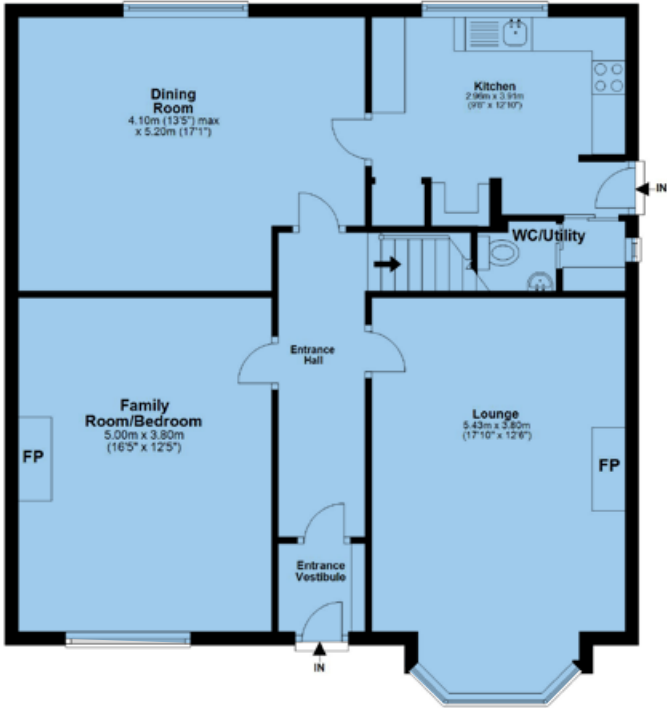
168.5 sq. metres (1813.5 sq. feet)

GROUND-FLOOR

FIRST-FLOOR

EXTERNALS

The floorplan is for illustrative purposes.
All sizes are approximate.



CONTENTS

- 04

Welcome to 12 Kirk Brae

A semi-detached villa offering flexible family accommodation over two levels.
- 07

The Entrance

The home's private front door opens into a traditional vestibule, leading through to a central hall.
- 08

The Reception Rooms

A spacious footprint for comfy lounge furniture and large windows for light-filled ambiance and a dining room which forms the heart of the home
- 12

The Kitchen

Fitted with floor and wall mounted white units, as well as additional worksurface space in a wood finish.
- 16

The Bedrooms

Generously proportioned and brightly illuminated, further enhanced by attractive decoration and soft carpeting.
- 22

The Bathrooms

The family bathroom has a fashionable aesthetic and is equipped with underfloor heating and a quality three-piece suite.
- 24

Gardens & Parking

An extensive west-facing garden and a paved area for outdoor seating, a garage and a greenhouse.
- 28

The Area

Liberton, the kind of village atmosphere that makes it hard to believe that you are just 5 minutes from the heart of Edinburgh.

Welcome to 12 KIRK BRAE

Impressive four-bedroom Victorian semi-detached villa offering flexible family accommodation over two levels. The property is conveniently located in the popular residential district of Liberton, ideally located close to an excellent range of local amenities as well as immediate and direct access into the city centre.

Boasting a wealth of period features including ornate cornice work, skirting, fireplaces and wooden balustrades the home offering well-proportioned rooms. A particular note should be paid to the sunny dining room which forms the heart of the home and to the outside, an extensive west-facing enclosed garden.

GROUND FLOOR FEATURES

Entrance vestibule

Welcoming hallway with stair and middle landing flooded with natural light

Dining room which forms the heart of the home

Modern kitchen adjacent with a selection of floor and wall mounted units

Doorway affording access to garden, WC, pantry cupboard and utility

Living room with feature bay window. Edinburgh press

Downstairs bedroom

EPC Rating - E | Council Tax band - G

FIRST FLOOR FEATURES

Upper landing

Family bathroom with underfloor heating

Three double bedrooms

Study / nursery

Box room

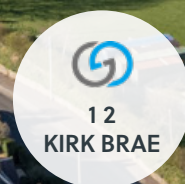
EXTERIOR FEATURES

Driveway to front with shared access down the side of house

Extensive west-facing garden with a selection of mature trees and shrubs

Wooden garage / workshop

Greenhouse





THE ENTRANCE

12 Kirk Brae catches the eye with its Victorian façade, shielded by established hedgerows for privacy. Stepping inside, the home's private front door opens into a traditional vestibule, leading through to a central hall. Characterised by light neutral décor and original flooring, it provides an excellent first impression.



RECEPTION ROOMS

The living room enjoys a spacious footprint for comfy lounge furniture and large windows for light-filled ambiance. The room has a shelved recess for display items and it is framed by a fireplace with a handsome surround, forming an eye-catching focal point for the arrangement of sofas.





**At the heart of the home
there is the bright and
airy dining room.**

The room creates a wonderful open space for
everyday family life and entertaining alike.



STYLISH KITCHEN

The stylish kitchen is fitted with floor and wall mounted white units, as well as additional worksurface space, this time in a wood finish. The kitchen further benefits from a pantry cupboard, a utility room, a WC and garden access. It enjoys a lovely view out over the garden.





THE BEDROOMS

Downstairs you are met with the first bedroom which can also be utilised as a family room. It boasts large windows, a lovely fireplace and original features.



"...large windows, a lovely fireplace and original features."







Three double bedrooms

Upstairs, there are three further spacious double bedrooms.

In addition to these there is a convenient study / nursery and a box room for additional storage.



FAMILY BATHROOM

The family bathroom has a fashionable aesthetic and is equipped with underfloor heating and a quality three-piece suite, comprising a toilet, washbasin and a bathtub with overhead shower. There is also a convenient ground floor WC.

"... equipped with a quality three-piece suite."



Extensive west-facing garden with a selection of
mature trees and shrubs

GARDENS
& PARKING

"...the home also has a multi-car driveway for easy off-street parking."



To the rear there is an extensive west-facing garden with a selection of mature trees and shrubs. The garden also boasts a paved area for outdoor seating, a garage and a greenhouse. Finally, the home also has a multi-car driveway for easy off-street parking.

Extras: All fitted floor and window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 5 minutes from the heart of Edinburgh.

The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

LIBERTON





Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

ēspc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.