





GREENBRAES 12 BRAEFOOT TERRACE / MAYFIELD ROAD

EH16 6AA


1
Public Room


3
Bedrooms


1
Bathroom



GREENBRAES 12 BRAEFOOT TERRACE / MAYFIELD ROAD

Set on the rural fringes of Liberton's local nature reserve, 12 Braefoot Terrace (off Mayfield Road) is a highly sought-after three-bedroom period upper villa. It is in turn-key condition, boasting airy neutral interiors enhanced by elegant decorative features and sympathetic contemporary upgrades. Featured are a bay-fronted living room adjoined by a study, a well-appointed dining kitchen, a stylish bathroom, and a large, floored attic with approved planning permission (22/03315/WARR) to convert into a principal bedroom with walk-in wardrobe and en-suite bathroom, two double bedrooms and a bathroom. The kitchen leads into a practical utility room with stair access to the well-maintained, secure, and favourably south-facing garden. Conveniently unrestricted parking is available on the street to the front of the property.



VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Characterful upper villa with a leafy city location
- Move-in ready, with bright, well-presented interiors
- Planning permission granted for attic extension
- Well-lit entrance stairs and hall with storage
- Bay-fronted living room with focal fireplace and adjoining study/storage
- Integrated kitchen with dining area and coordinating utility room with garden access
- Three spacious bedrooms
- Bathroom with rainfall shower-over-bath
- Large, floored attic
- Secure south-facing rear garden
- Unrestricted on-street parking





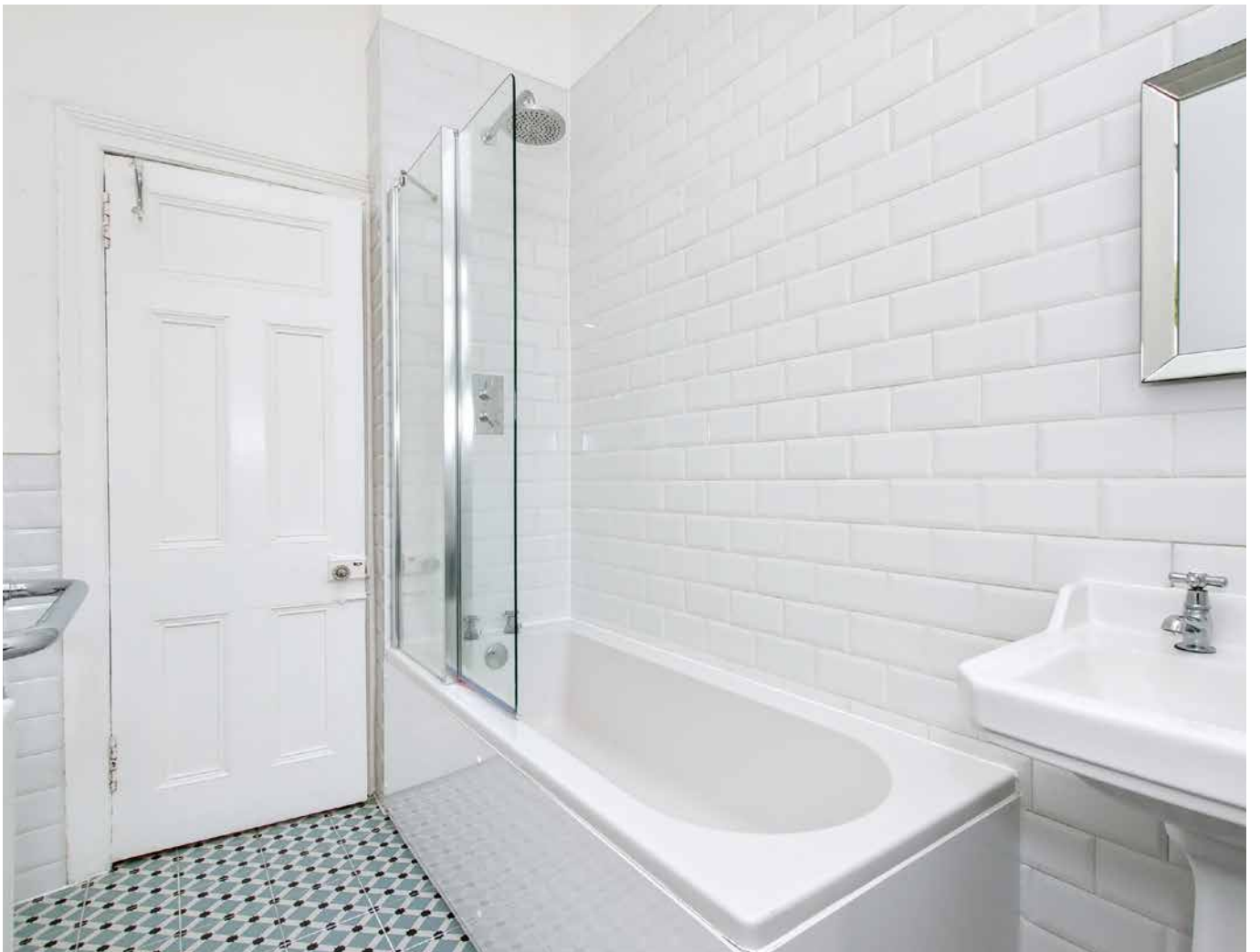


Extras: All fitted floor and window coverings, curtain poles, and light fittings (except in the hall), as well as integrated and freestanding appliances, including fridge/freezer, oven, cooker/hood, dishwasher, washing machine, and tumble dryer, are included.

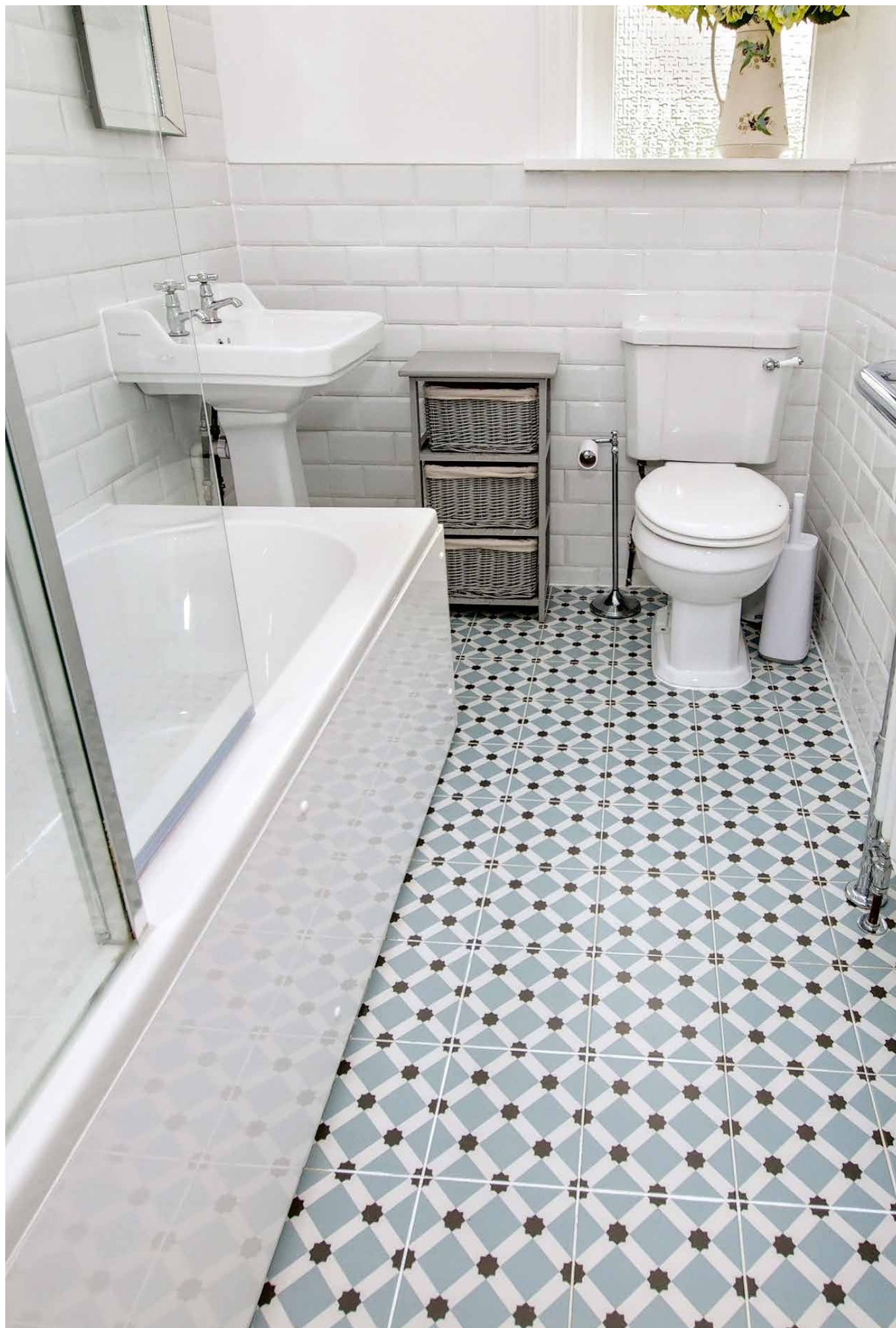










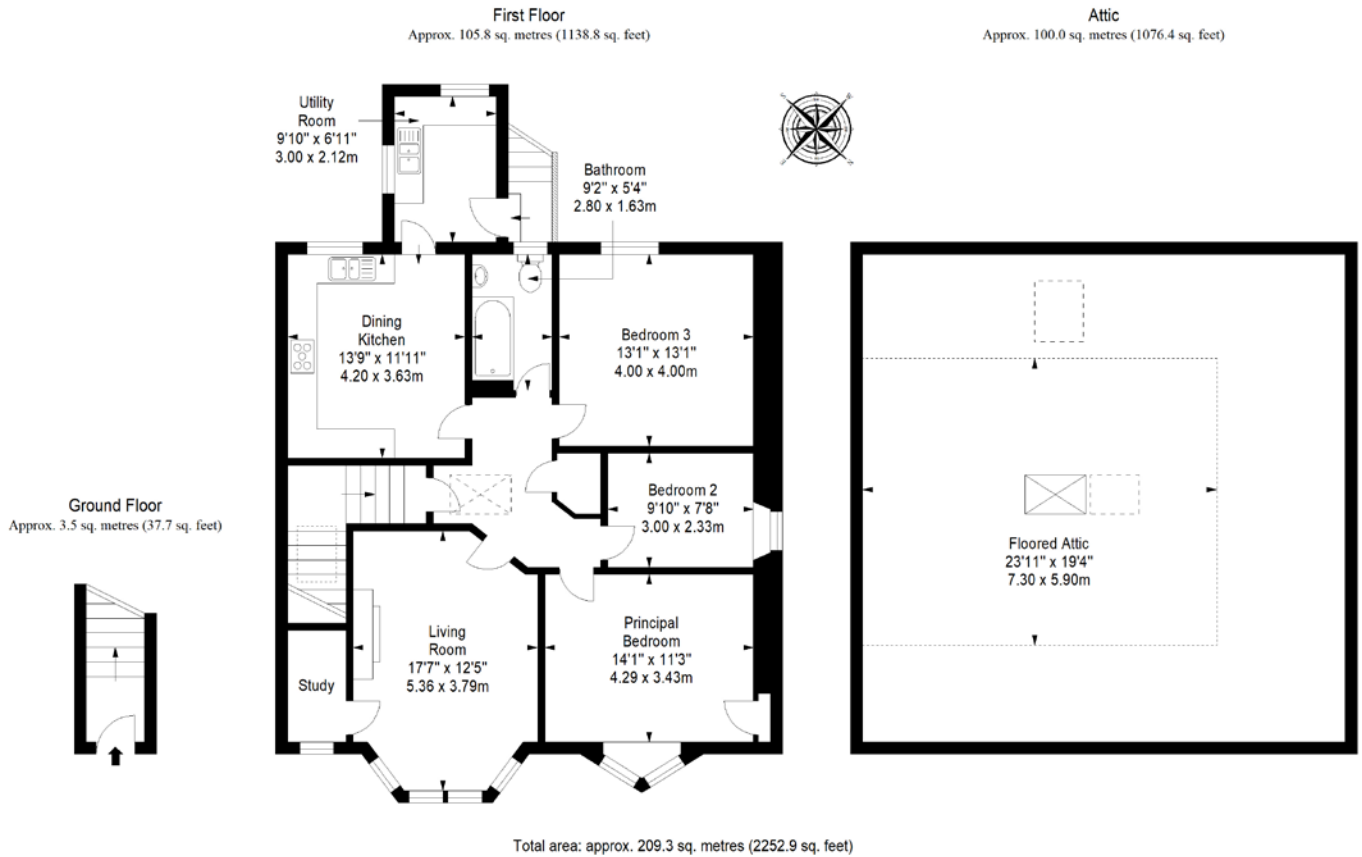




LIBERTON, EDINBURGH

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are only 3 miles south of the city centre 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 (with over 40 shops including a large supermarket) and more traditional shops in the older parts of Liberton itself (including a post office, bank, chemist and restaurant), 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. There are reputable state schools at primary and secondary level and is also ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdieshouse 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.

FLOORPLAN



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