



45 Braidburn Court, 31 Liberton Road,
Liberton, Edinburgh, EH16 6AH

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Welcoming communal reception area.
- Stairs & lift to upper levels.
- Reception hall with excellent walk-in storage.
- Generously proportioned living room/dining room with feature fireplace.
- French doors with access to west facing balcony with views.
- Modern fitted kitchen with appliances.
- Master bedroom with ensuite bathroom with shower.
- Walk in storage cupboard
- Further double bedroom.
- Contemporary fitted shower room.
- Electric heating.
- Double glazing.
- House manager.
- 24 hour care line system.
- Guest suite available (£25 per night by arrangement) .
- Communal lounge.
- Communal sun lounge with access to roof terrace with fabulous views.
- Hobby room.
- Laundry room.
- Well maintained communal grounds.
- Allocated parking space.



GENERAL DESCRIPTION

A superb second floor flat forming part of an exclusive retirement development in the sought after Liberton district of the city. A short journey to the south of Edinburgh City Centre and close to a wide range of local amenities. The move-in property offers a well-proportioned layout and is ideal for somebody looking to stay in the area within a popular and vibrant retirement development.

FACTORING NOTE

The development is factored by McCarthy & Stone at an approximate charge of £3,600 per annum. This covers the maintenance of all the communal areas, the house manager (working hours Monday – Friday 8.00am to 2.00pm), 24hr care line system and the blocks’ buildings insurance. The allocated parking space is leased annually from McCarthy & Stone at an approximate charge of £250. Any prospective buyer must be over 60 years of age (the other over no less than 55 if in a couple) and will also be required to meet with the housing manager to assess their suitability as a purchaser. Pets are allowed, subject to approval of the Managing Agent.

LOCATION

Liberton is situated approximately three miles south of the city centre, offering peaceful living within a stone’s throw of the hustle and bustle of the heart of Edinburgh. The area is largely residential along with many tranquil green spaces. The accommodation is within close proximity to Edinburgh City Centre with a frequent bus service and excellent commuter links further afield via the City by Pass & motorway networks. There is a range of shops close by, including Cameron Toll Shopping Centre with high street retailers and a Sainsbury’s, independent shops along with a number of other amenities including a post office and pharmacy. Great outdoor pursuits are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid, all of which enjoy panoramic views of the city.

COUNCIL TAX BAND

E.

TRAIN STATION

APPROXIMATELY 2.5 MILES TO EDINBURGH WAVERLEY STATION.

AIRPORT

APPROXIMATELY 10 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 100 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHTINGS, CURTAINS, POLES AND WINDOW BLINDS, THE FIREPLACE IN THE LIVING ROOM, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREEZER AND FREESTANDING FRIDGE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



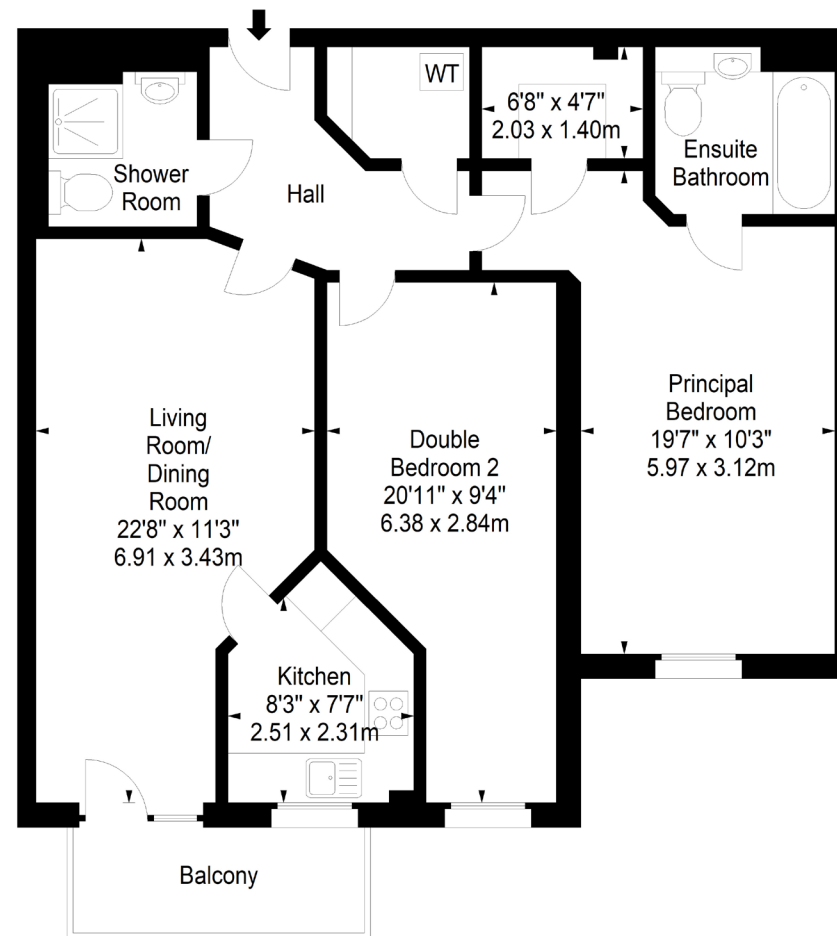
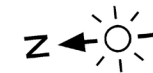


ENERGY PERFORMANCE
CERTIFICATE RATING B

**Braidburn Court,
Liberton Road, EH16 6AH**



Approx. Gross Internal Area
908 Sq Ft - 84.35 Sq M
For identification only. Not to scale.
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Second Floor

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T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.