



62 Liberton Brae  
Edinburgh, EH16 6LB

**Deans**   
Solicitors & Estate Agents LLP





## SEMI-DETACHED HOUSE

- Living Room
- Family Room
- Kitchen
- Garden Room
- Utility & Separate W.C.
- Office/Bedroom 5
- Four Bedrooms (one en-suite)
- Bathroom
- Private Front & Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – D

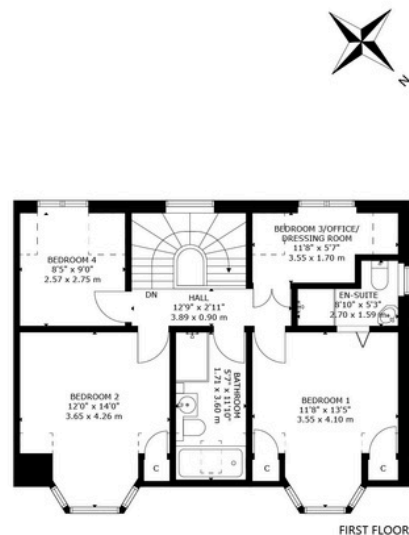
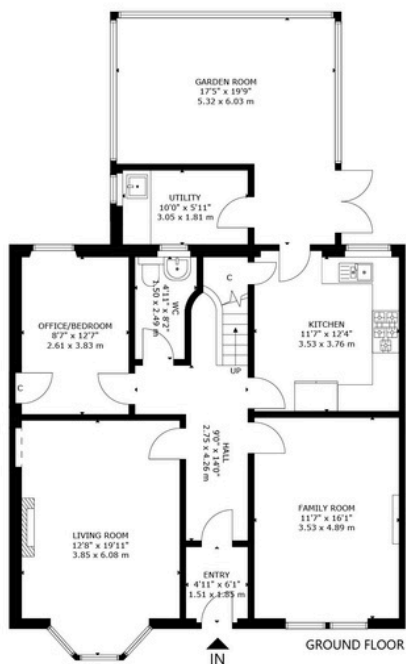


This spacious and tastefully extended semi-detached house with beautiful views of Arthur's Seat, Craigmillar Castle and Edinburgh Castle, is situated in the highly sought-after area of Liberton. The area benefits from excellent transport links to the city centre and lovely outdoor space is available at the Hermitage of Braid and Blackford Hill Local Nature Reserve. It is perfectly located for access to convenient, local amenities with Cameron Toll Shopping Centre offering a variety of high-street retailers, supermarkets and a gym. The property, which retains original features including ornate cornice work, would make an ideal purchase for families and comprises: welcoming hallway, sitting room with large bay window and feature fireplace, family room, office, separate kitchen, utility room, separate W.C., garden room with space for dining table and chairs, four bedrooms (one en-suite) and family bathroom with separate bath and shower. A large floored attic offers ample storage space. An extensive, fully enclosed southwest facing garden lies to the rear and there is a further neatly maintained garden to the front. There is free on-street parking in the area. The property benefits from double glazing and gas central heating with under floor heating in all three bathrooms, kitchen, utility and garden room. The property has a burglar alarm and wired CCTV system. Included in the sale are the fitted carpets/ floor coverings, cooker, oven, hob, hood, fridge-freezer and dishwasher. All appliances are sold as seen with no warranty provided.









62 LIBERTON BRAE, EDINBURGH, EH16 6LB  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,918 SQ FT / 178 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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