



24 Kirk Brae
Liberton, EH16 6HH

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

- Living Room
- Dining Room/ Bedroom 5
- Kitchen
- Utility Room & W.C.
- Four Double Bedrooms
- Study
- Bathroom & Shower Room
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating – D



This generous detached house has been recently renovated to a high standard throughout while retaining attractive period features including cornicing and 6 fireplaces and offers a beautiful family home in a highly sought after location in Liberton, south of Edinburgh city centre. The property is close to an abundance of local amenities including Cameron Toll Shopping Centre which offers an excellent selection of high street retailers, supermarkets and a gym. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are also within easy reach. The stylishly presented accommodation on the ground floor comprises; welcoming entrance vestibule opening to spacious hallway, bright, bay-windowed living room with feature fireplace, separate dining room suitable for flexible use as a fifth bedroom, newly fitted kitchen with quartz worktops, boiling water tap, integrated AEG appliances, separate pantry and staircase leading to maids room/study, utility room with W.C. and one double bedroom. The upper floor comprises; three further spacious double bedrooms, modern shower room and stylish bathroom. The currently unfloored attic runs the full width of the property and is accessed by a loft ladder. There is potential to create a large storage area. There is an expansive, fully enclosed garden to the rear with large patio area, lawn, barked area and attractively planted beds. There is a further neatly landscaped garden to the front and a driveway offers convenient off-street parking. The property is fully double glazed, has gas central heating and underfloor heating in the utility area. Included in the sale are the fitted carpets and floor coverings, oven, hob, microwave with air fryer function, hood, fridge-freezer, dishwasher and light shades. All included appliances are sold as seen with no warranty provided.

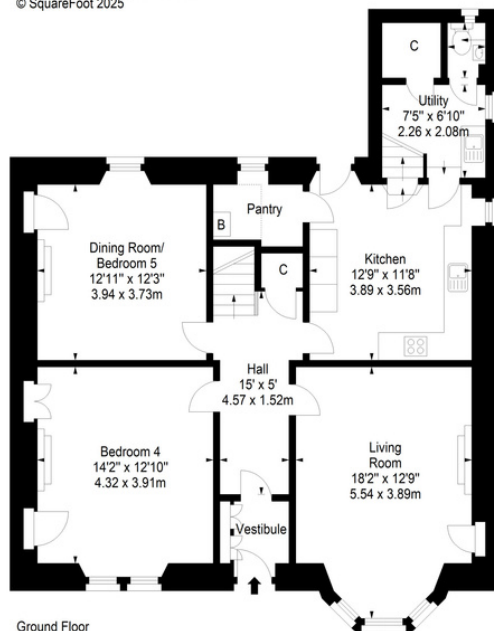




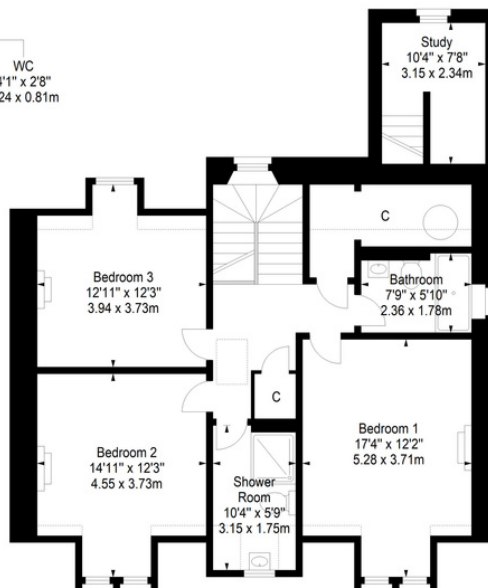
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Approx. Gross Internal Area
1925 Sq Ft - 178.83 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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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