

51 Liberton Drive

Liberton, Edinburgh, EH16 6NL



Welcome

from the Watermans Team, to the property at:

51 Liberton Drive

Liberton, Edinburgh, EH16 6NL

A traditional four-bedroom detached house in Liberton with generous accommodation spread over three floors, offering an abundance of space and high-quality interiors, as well as ample private parking and a family-friendly rear garden with a south-facing aspect.

We hope you love this property as much as we do.



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Summary of the accommodation

General Features

- An exclusive and extended detached house
- Highly sought-after location in Liberton
- A wealth of versatile accommodation
- High-quality modern interiors with period details
- Recently-installed kitchen and bathroom

Accommodation Features

- Welcoming vestibule and hall with storage
- Living room with bay window and feature fireplace
- Dining room with French doors to the garden
- Shaker-inspired kitchen with Mistral worktops
- Matching utility room with further storage
- Landing with stained-glass windows
- Three large and airy bedrooms
- Versatile fourth bedroom/cinema room
- Ground-floor three-piece shower room
- First-floor bathroom with four-piece suite
- Gas central heating and double glazing

Other Features

- Well-kept front garden with established planting
- Landscaped rear garden with south-facing aspect
- Large and versatile garage with a store
- Private driveway with space for three vehicles



Discover

the stylish interiors that await

Flanked by public parks near the Hermitage of Braid and Blackford Hill Nature Reserve, this exclusive detached house is an extended four-bedroom residence, which enjoys a highly sought-after setting in popular Liberton. It offers a wealth of versatile accommodation, and is brought to market in outstanding decorative order, pairing attractive modern styling with premium finishings and well-retained period features. It further boasts two spacious reception rooms, a stunning kitchen and bathroom (both recently installed within the last 18 months) and a shower room. It also has private parking for three cars and a fully-enclosed rear garden, meeting all the requirements for families. Furthermore, it is set within easy reach of idyllic green spaces, schools, transport links, and amenities. Plus, it is just 3 miles from the heart of Edinburgh city centre.

Stepping into the home, a traditional vestibule offers a lovely welcome, with a glazed door (coloured by stained-glass rose motifs) leading through to a central hall with storage. Immediately, the high standards of the interiors are apparent, providing a hint of what to expect.





Two reception rooms

with elegant styling



To the right of the hall, the living room has an elegant aesthetic, continuing the hall's neutral palette and Karndean floor (found throughout most of the ground level). It provides buyers with an appealing blank canvas, whilst also heightening a minimalist style and an airy ambience. The room is fronted by a bay window for lots of natural light, and it is framed by a magnificent feature fireplace set between two glazed display recesses. A neat picture rail finishes the sumptuous space.





Generous dining room

Next door, the dining room is equally generous in its dimensions, offering ample floorspace for a table and chairs and additional comfy seating. It enjoys on-trend decoration with white detailing, and sets the ideal tone for family meals and sociable dinner parties. A handsome feature fireplace frames the room, coming flanked by chic built-in display cabinets for storing cups, plates and other dining wares. Meanwhile, French doors allow a seamless transition into the rear garden for summer barbecues.





A sophisticated kitchen

with a Shaker-inspired design

Newly-installed, the Howdens kitchen (with high end pull outs) openly extends from the dining room for convenience. It immediately catches the eye with its stylish Shaker-inspired design and complementary décor. Suave and sophisticated, it features a generous range of white cabinets and sweeping Mistral worksurfaces that seamlessly blend with the easy-clean splashbacks. It is a very fashionable look, one enhanced by neat bottle storage, ambient plinth lighting, and a suite of high-end integrated appliances (five-burner gas hob, statement extractor hood, eye-level double oven, fridge/freezer, wine/drinks fridge, and dishwasher).



*Shaker-inspired kitchen with
Corian worktops*

A matching utility room is also openly connected to the kitchen, providing further storage and workspace, and an integrated full-size freezer.



The bedrooms

Four large bedrooms with modern décor

The three main bedrooms are on the first floor, off a bright landing with storage and beautiful stained-glass windows. Offering optimal comfort and plenty of floorspace, each room is generously proportioned and finished in calming neutral hues and with plush carpets. The principal bedroom boasts the largest footprint, as well as a bay window, a press cupboard, and a decorative feature fireplace.



The second bedroom has similar proportions and a south-facing garden aspect, whilst the third bedroom is to the front, offering flexibility of use and the ideal proportions for a home office, if preferred. On the second floor, there is a fourth bedroom, which enjoys triple-aspect windows and walk-in storage. Currently, this space is arranged as a cinema room, showcasing the impressive versatility of the home.





Two bathrooms

for convenience

The home has a ground-floor shower room and a newly-installed first-floor bathroom, both of which have modern fixtures and fittings and attractive tile work. The shower room has a three-piece suite, whilst the bathroom has the luxury of a four-piece suite, incorporating a bathtub and separate shower cubicle.

Ensuring comfort all year round, the property has gas central heating and double-glazed windows throughout.



A beautiful garden

enjoying all-day sun



Externally, there is a colourful front garden, shielded by established hedgerows for privacy, and an adjacent driveway, which provides private parking for three vehicles. To the fully-enclosed rear, there is a family-friendly garden that is beautifully landscaped with a manicured lawn and well-maintained patio areas for alfresco dining. The charming space has a suntrap, south-facing aspect, and it also includes a large and versatile garage, with a sheltered seating area and a store.



Property Name

51 Liberton Drive

Location

Liberton, Edinburgh, EH16 6NL

Approximate total area:

X sq. metres (X sq. feet)

Ground Floor



First Floor



Second Floor



Externals



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



EPC Rating - D | Council Tax band - G
Home report Value - £800,000

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Liberton, Edinburgh



Hard to believe that you are just 3 miles 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.



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