










Offers Over  
**£440,000**

## 28b Liberton Brae

Liberton | Edinburgh | EH16 6AF

This generous double upper villa forms part of a handsome detached sandstone house in the popular South Edinburgh district of Liberton. Offering attractive open views and flexible accommodation over two floors, the property is conveniently placed for access to the city centre, Edinburgh University King's Buildings and the Royal Infirmary at Little France.

-  4 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Landscaped private garden
-  Free on street parking
-  EPC Rating – D
-  Council Tax Band – E



## Description

A private maindoor entrance at ground floor level (to the left of the building) leads to an entrance hallway with useful cloakroom storage space, door to the back garden, and stairs rising to the first floor. From the first floor hallway the impressive proportions of the property are immediately apparent, with wonderful high ceilings creating a light and airy feel throughout the home. The bay windowed reception room to the front of the property enjoys a view towards Arthur's Seat and has an abundance of attractive period features including working window shutters, stripped wood flooring, ornate cornices and a pale marble fireplace housing a living flame gas fire. The kitchen/breakfast room is located to the rear of the property and enjoys an open view towards Liberton Tower. There is an excellent range of wall and base units with integrated oven, microwave, dishwasher, a 5-burner hob and cooker hood. There are two bedrooms on the first floor; the large twin windowed principal bedroom to the front and bedroom 4 to the rear which is currently in use as a formal dining room, both with working window shutters. The family bathroom has a window to the front and is fitted with a stylish white suite including a freestanding bath. Stairs from the hallway with under stair storage lead to the upper floor which enjoys wonderful open views. There are two further double bedrooms and a dressing room/study which could easily be converted to an additional bathroom if desired (subject to consents). The property benefits from gas central heating throughout.



## Extras

The fixtures and fittings, window blinds, light fittings (with the exception of the reception room) and kitchen appliances are all to be included in the sale.

## Gardens and Parking

Of particular note is the attractively landscaped private garden which is located to the rear of the property and directly accessed via the entrance hallway. There are patio and suntrap decking areas providing the ideal setting for relaxing or al fresco dining during the warmer months. A separate clothes drying area has been thoughtfully screened with a fence. Ample free on street parking is available directly opposite the property or on neighbouring streets.

## Viewing

Please contact Neilsons on 0131 625 2222







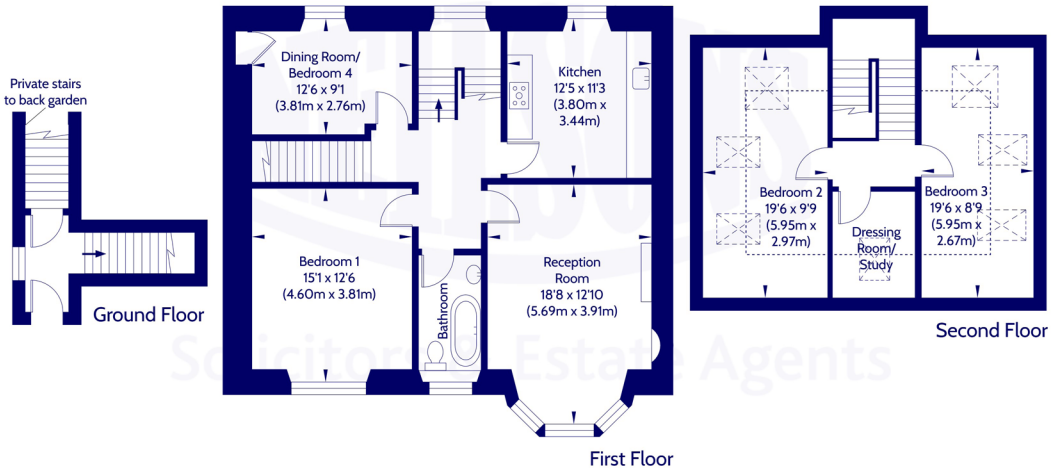
## Location

The charming, almost rural open views to the rear of this property and the convenience of the Braid and Blackford Hill nature reserves belie the convenience of this superb location, close to amenities, transport links and within striking distance of the city centre. Liberton is an established and much sought after residential district to the south of Edinburgh city centre with ample local shops and services to provide for day to day needs. Close by, the Cameron Toll Centre offers Sainsbury and Aldi supermarkets along with a gym and a good selection of high street named stores. Local schooling is available from nursery to secondary level with many of Edinburgh's private schools also within easy reach. The University of Edinburgh King's Buildings complex is a short walk from the property with the main university campus also within easy reach. Regular bus services offer swift access to the city centre and surrounding areas and by car, the city bypass is nearby, connecting quickly to the central motorway network and Edinburgh International Airport.





Approx. Gross Internal Floor Area 137.57 Sq M / 1481 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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