










Offers Over

£350,000

22 Liberton Brae

Liberton | Edinburgh | EH16 6AF

A well proportioned two bedroom main door upper villa located in the popular residential area of Liberton to the south of the City Centre. Close to local amenities and transport links, the property benefits from private gardens, off street parking and stunning open views over Edinburgh and will have wide appeal in the market with viewing being highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Private front and rear
-  Driveway
-  EPC Rating – D
-  Council Tax Band – D



virtually renovated by HOMELi i

Description

Accessed via a main door, the accommodation briefly comprises ground floor entrance with storage cupboard, stairs rising to the first floor with a naturally lit landing leading into a welcoming hallway with storage, a bright dual aspect lounge with gas fire and feature fireplace, a stylish kitchen with a range of sleek white wall and base units and a breakfast bar, two double bedrooms, one with a bay window and cupboard and the other with a built in wardrobe, and a four piece bathroom with separate shower cubicle. There is also an attic space which offers excellent potential to extend subject to the necessary consents.

The property further benefits from gas central heating and double glazing.



Extras

The fixtures and fittings will be included in the sale along with the gas hob and electric oven, dishwasher, washing machine, fridge and freezer

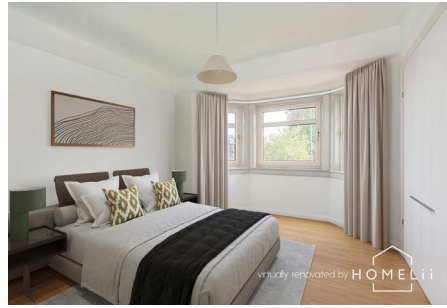
Gardens and Parking

There are private gardens to the front and rear which are laid to lawn and bordered by shrubbery, and a driveway provides off street parking for 2 cars.

This property has been subject to virtual renovation in the lounge and bedrooms to show the effect of a makeover. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Viewing

By appointment through Neilsons on 0131 625 2222





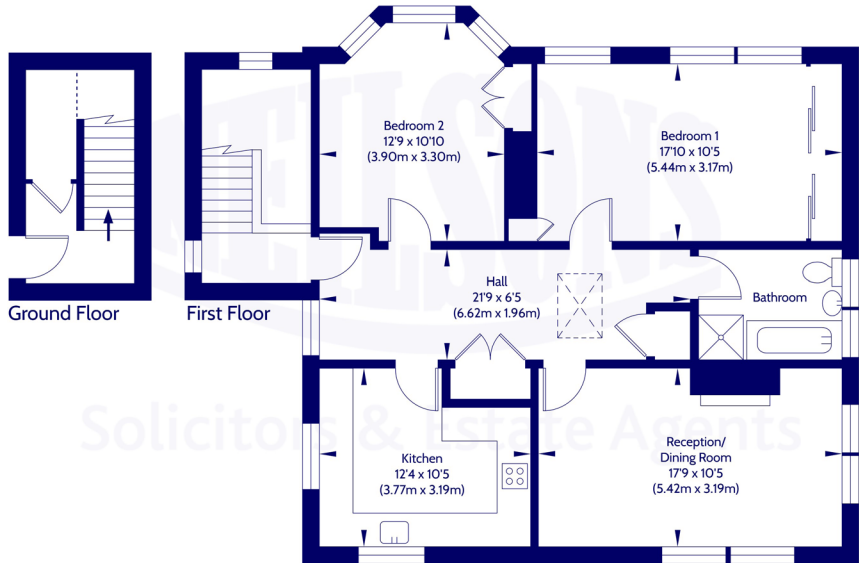
Location

Liberton is an established and much sought after residential district to the south of Edinburgh's City Centre with ample local shops and services to provide for day to day needs. Close by, The Cameron Toll Shopping 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 97.26 Sq M / 1047 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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