

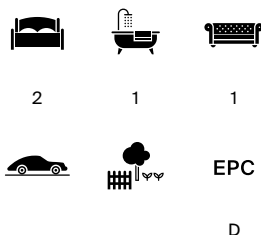


LIBERTON BRAE

Edinburgh, EH16

A WELL-PROPORTIONED UPPER VILLA

With panoramic views and outstanding
potential in the heart of Liberton



Local Authority: The City of Edinburgh Council
Council Tax band: D
Tenure: Freehold

Offers Over: £325,000



THE PROPERTY

Occupying a desirable position within the sought-after residential enclave of Liberton, this spacious two-bedroom main door upper villa presents a superb opportunity for those seeking a home with both charm and potential. Situated to the south of Edinburgh's City Centre, the property is ideally positioned for access to a wide array of local amenities and excellent transport links, while enjoying remarkable open views across the city skyline.

Accessed via a private entrance, the accommodation is set over the first floor, offering generously proportioned interiors and an abundance of natural light. The welcoming hallway, enhanced by useful storage, leads into a bright dual-aspect sitting room featuring a gas fire with a decorative surround.

The kitchen is thoughtfully appointed, complemented by a breakfast bar for informal dining and incredible dual aspect views. Two well-sized double bedrooms provide ample accommodation, one benefiting from an attractive bay window and fitted storage, the other with a built-in wardrobe. The accommodation is completed with a four-piece bathroom suite including a separate shower cubicle.

Further enhancing the appeal is a sizeable attic, offering excellent scope for conversion or extension, subject to the necessary planning consents.

Externally, the property boasts private gardens to both the front and rear, the lawn is bordered by mature shrubbery, creating a peaceful and private outdoor area. A private driveway to the front provides off-street parking for up to two vehicles. Furthermore the property benefits from double glazing throughout.

This is a rare opportunity to acquire a well-located property with far-reaching views and significant potential to add value, making it ideal for homeowners and investors alike.



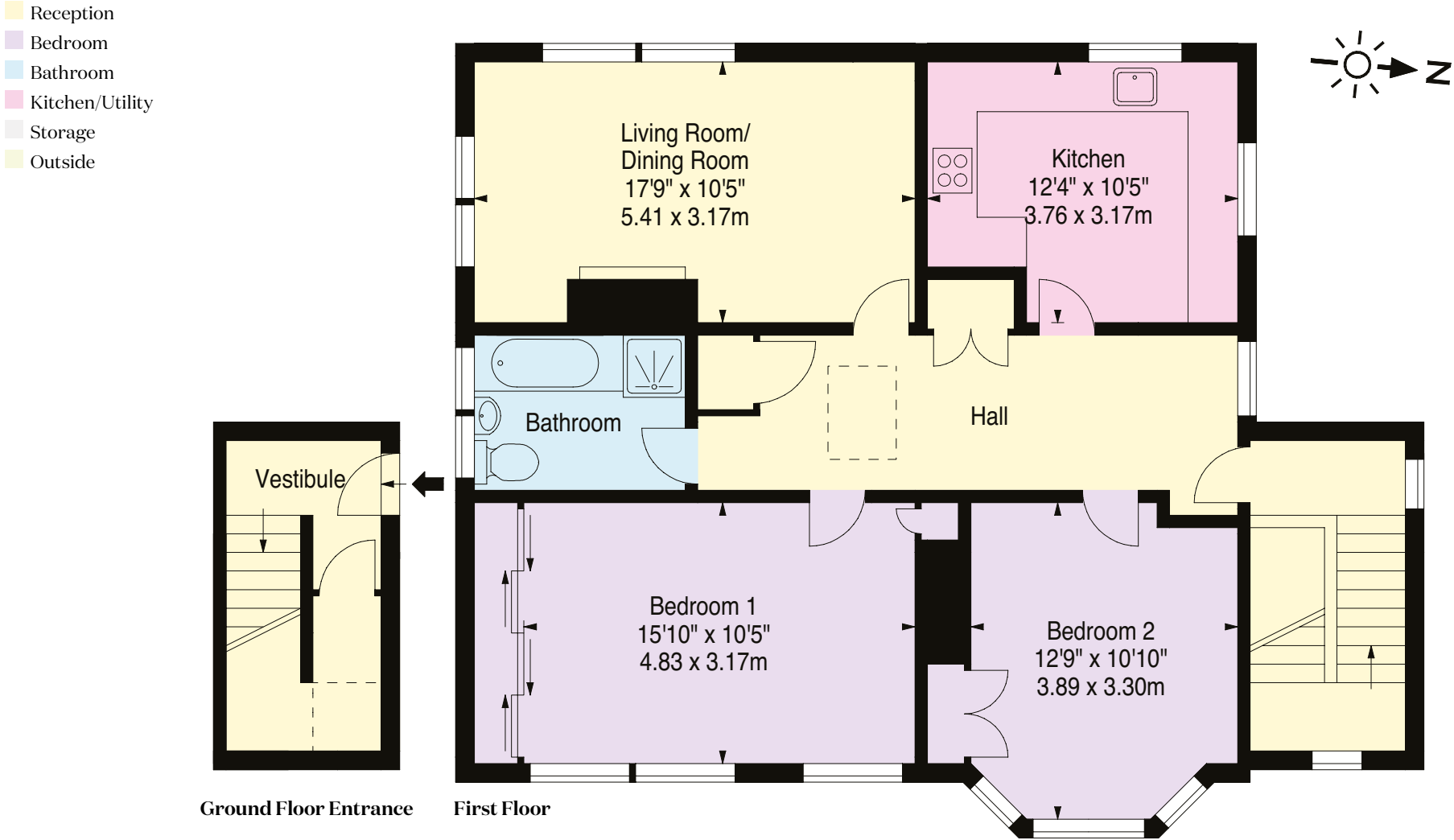
LOCATION

Liberton is a well-regarded residential area in the south of Edinburgh, offering a peaceful setting while remaining conveniently close to the city centre. The property is tucked away on a quiet lane within a small enclave of homes, surrounded by open countryside and enjoying far-reaching views.

A range of leisure and sporting facilities are nearby, including Liberton Golf Club, Gracemount Leisure Centre, and several other golf courses in the surrounding area. Excellent shopping is available at Cameron Toll Shopping Centre and Straiton Retail Park, both offering a wide selection of supermarkets, high street retailers and other amenities.

The area is served by a number of reputable schools. The property falls within the catchment for Liberton and St Catherine’s RC Primary Schools, as well as Liberton and Holy Rood RC High Schools. It also benefits from proximity to several of Edinburgh’s top independent schools, including George Heriot’s, George Watson’s and ESMS.

Liberton is particularly well located for access to the Royal Infirmary and the University of Edinburgh’s King’s Buildings campus. There are regular bus services into the city centre, and excellent road connections via the nearby city bypass, which links easily to the motorway network.



Approximate Gross Internal Area
1047 Sq Ft - 97.27 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

I would be delighted
to tell you more.

Rosi Dow

0131 222 9600

rosi.dow@knightfrank.com

Knight Frank Edinburgh

80 Queen Street, Edinburgh

EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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