



36 Liberton Brae  
Liberton, Edinburgh, EH16 6AF



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# 36

## Liberton Brae

Impressively spacious and rarely available detached Victorian family home set on three floors with large detached garage situated in the popular Liberton area of Edinburgh.

- Fabulous cornicing in all front rooms
- Bright and sunny sitting room with bay window
- Generously proportioned dining room with box bay window to front
- Kitchen/breakfast room with doors leading into conservatory used as a family garden room
- Playroom/Gymnasium leading into Orangery that opens onto the back garden
- Downstairs WC
- Five generous double bedrooms
- Study/bedroom 6
- Three piece suite shower room
- Fully floored attic
- Detached garage & driveway to front
- Double glazing & gas central heating
- Two additional external conservatories



Fixed Price: £825,000

Home Report: £850,000

EPC Rating: E

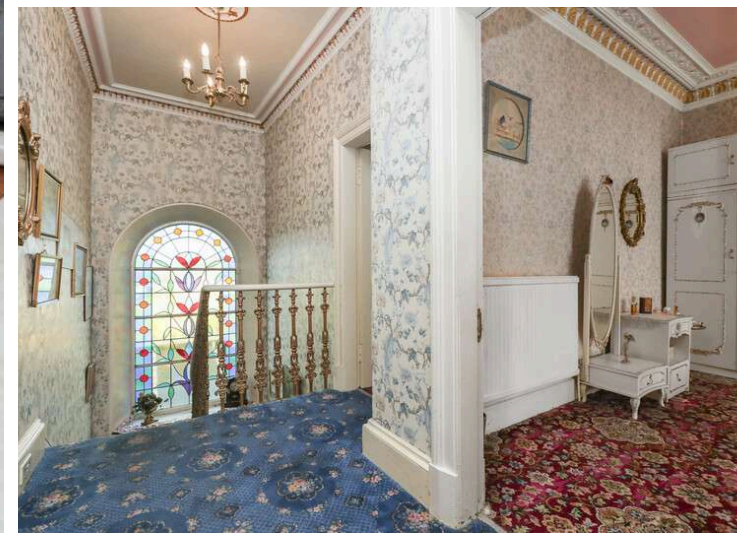
Council Tax: D

Tenure: Freehold

Impressive, five/six bedroom Victorian family home on three levels with beautiful cornicing, cast iron balustrade and large integral conservatories offering flexible family accommodation.

The property comprises a welcoming entrance hallway, bright and sunny sitting room with bay window to front and a gas fire, generously proportioned dining room with box bay window to front, breakfasting kitchen with a good range of base and wall units leading directly into large conservatory used as a family garden room, a study/bedroom completes the accommodation on the ground floor. At lower ground level, there is a further bedroom/office, WC and large utility room that can be used as a playroom/gymnasium and leads to a beautiful Orangery that opens out to the enclosed rear garden which has two additional separate conservatories. On the upper level, the property boasts four large double bedrooms and three piece shower room. There is also access to a very large fully floored loft that has potential to be developed subject to necessary planning permissions. The property further benefits from double glazing and gas central heating. Externally, there is a large detached garage and double car driveway at the front of the house, two external conservatories and private garden grounds to the front and rear.

Extras: all fitted floor coverings and carpets, blinds, large gas/electric range cooker and extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale.







Situated close to Blackford Hills and Braid Hills and cycle paths with views of Arthur's Seat to the front of the house and lovely, peaceful views over the Braid Hills and Royal Observatory to the rear.

Liberton is a very popular area in the south of the city centre where there are an excellent range of local shopping and banking facilities at nearby Cameron Toll with additional shopping facilities at Straiton Retail Park. The city centre is easily accessed by car or bus, approximately twenty minutes away, and the Royal Infirmary, Sick Children Hospital and the University of Edinburgh's King's Buildings are also nearby. Excellent road links are provided by the City Bypass giving access to Edinburgh International Airport, the Queensferry Crossing, the Scottish Borders and East Lothian. Excellent schooling is represented in both the state and private sector.



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