

LIBERTON

18 LIBERTON BRAE
EH16 6AE



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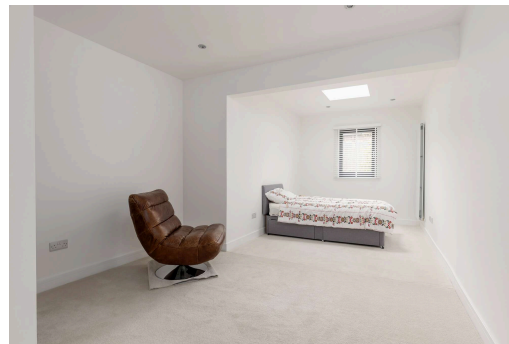


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EPC RATING: B

OFFERS OVER £825,000





TRULY OUTSTANDING THREE BED DETACHED A RATED ENERGY EFFICIENT HOUSE WITH PARKING & GARDENS

Located in the tranquil enclave of Liberton is this unique newbuild house completed in 2023 with natural stone walls & timber cladding, contemporary fixtures & fittings, excellent open plan entertaining space with beautiful navy kitchen, two downstairs double bedrooms, downstairs shower room and a breathtaking first floor principal bedroom suite with dressing room, study, utility cupboard & ensuite. Ideally located with the benefit of easy access into the city centre but with wide open countryside on your doorstep and amazing views. Perfect for professionals or a young family. Great shopping & leisure facilities nearby together with good schools.

AREA

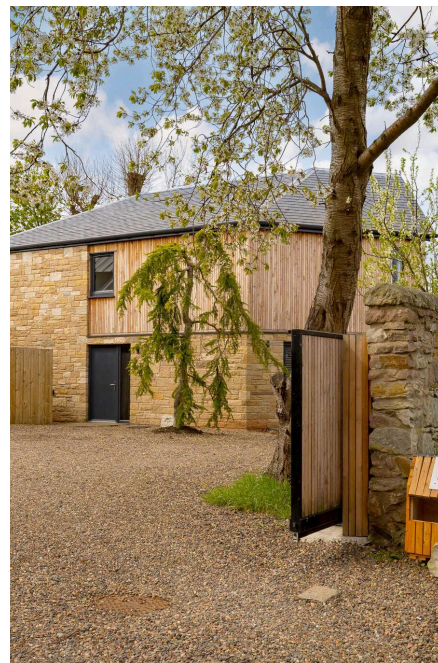
Liberton is a popular area in the south of the city which is mainly residential. The property itself is located on a quiet lane in a small enclave of houses surrounded by wide open countryside with far reaching views. There are a good range of golf clubs & leisure facilities in the vicinity, including Gracemount Leisure Centre & Liberton Golf Club. There are excellent shopping facilities available at nearby Cameron Toll Shopping Centre or Straiton Retail Park which provide a wide range of supermarkets and other retail outlets. The area has reputable state schools at primary & secondary level and the property is in the catchment for Liberton & St Catherine's RC Primary Schools & Liberton & Holy Rood RC High Schools, with excellent transport links to George Heriot's, George Watsons & ESMS nearby. The property is also ideally located for Edinburgh University and the Royal Infirmary. Regular bus services run along the main road to the city centre. There is also very easy access onto the city bypass and the motorway network beyond.

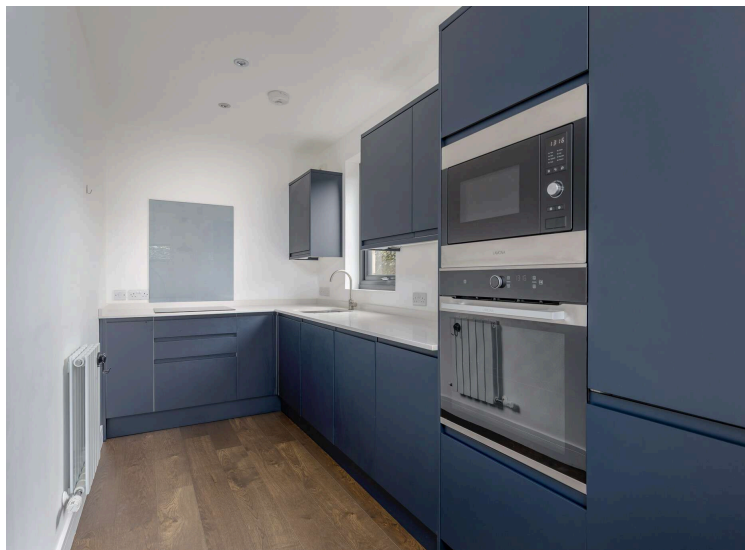
EXTRAS

The blinds/curtains, light fittings, induction hob, double oven, integrated dishwasher, microwave oven, fridge freezer & washing machine are included in the sale. Also included is a SONOS home entertainment system.

HOME REPORT VALUATION

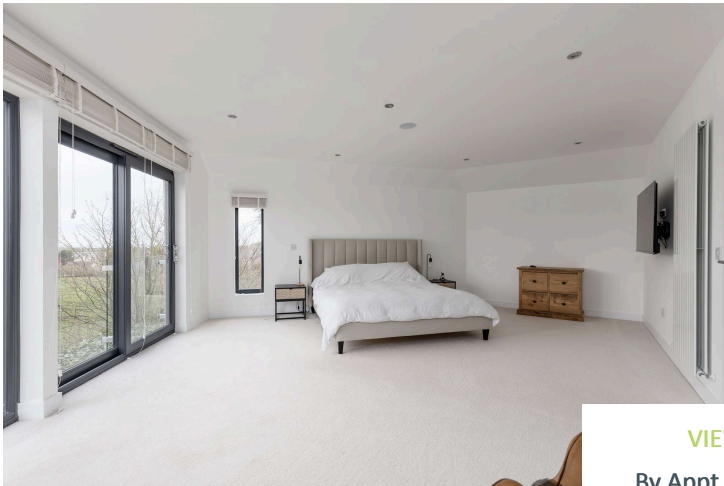
£825,000





PROPERTY DESCRIPTION

- Wide open hallway with cloaks cupboard & glass staircase to first floor
- Unusually shaped, open plan kitchen/living/dining room with large living space with floor to ceiling windows, dining area with bench seating and well equipped matt navy fitted kitchen with solid surface worktops & integrated appliances
- Two downstairs double bedrooms both with fitted cupboards & skylights
- Downstairs fully tiled shower room with large walk in shower, vanity sink unit & wc
- Spectacular first floor principal bedroom suite with expansive bedroom with floor to ceiling windows
- Fully fitted dressing area with shelving, hanging space & dressing table
- Handy open study space – perfect for working from home – with built in utility cupboard housing the boiler
- Large ensuite bathroom with electric underfloor heating, bath, large walk in shower, vanity sink unit, wc & heated towel rail
- Gas central heating from boiler located in first floor landing cupboard, with designer radiators throughout
- SONOS Home Entertainment System
- Upvc double glazed windows
- Solar photovoltaic panels with battery storage
- South facing rear garden laid with gravel and surrounded by borders
- Off street parking for numerous cars together with decked area for outside dining

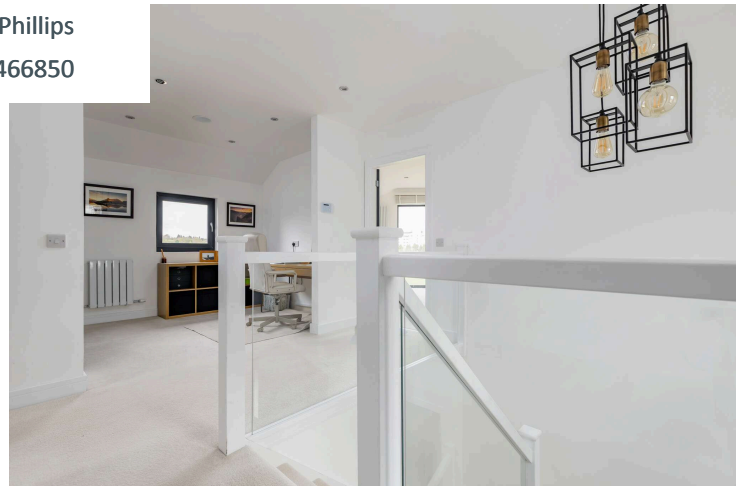
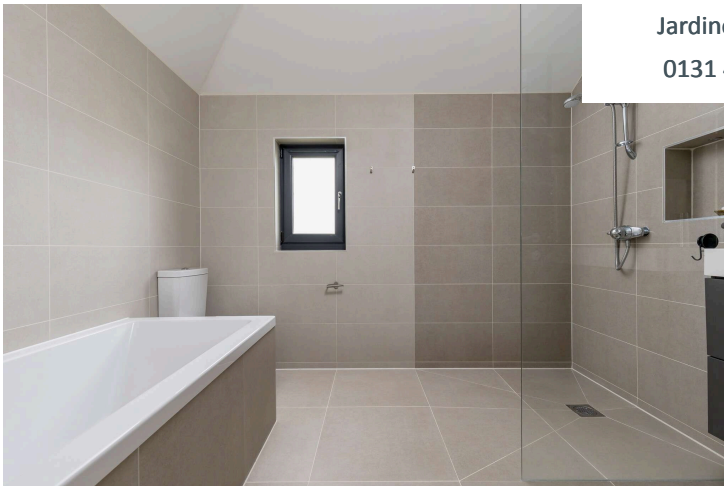


VIEWING

By Appt Please Call

Jardine Phillips

0131 4466850

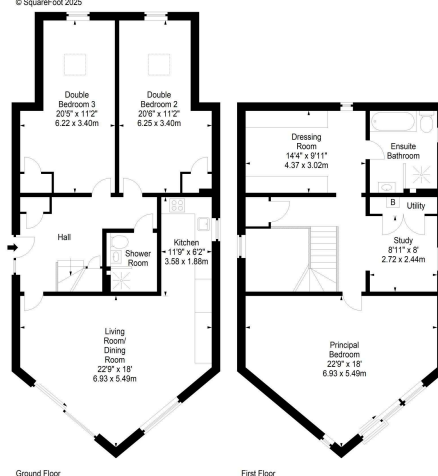


Living/dining room	22'9 x 18' (6.93 x 5.49m)
Kitchen	11'9 x 6'2 (3.58 x 1.88m)
Bedroom 1	22'9 x 18' (6.93 x 5.49m)
Dressing room	14'4 x 9'11 (4.37 x 3.02m)
Study	8'11 x 8' (2.72 x 2.44m)
Bedroom 2	20'6 x 11'2 (6.25 x 3.40m)
Bedroom 3	20'5 x 11'2 (6.22 x 3.40m)

Liberton Brae,
Edinburgh, EH16 6AE

SquareFoot

Approx. Gross Internal Area
1932 Sq Ft ~ 167.41 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

