



46 Liberton Brae

Edinburgh

EH16 6AF



46 Liberton Brae, Edinburgh

Now in need of full modernisation and upgrading the property could make a superb home. The property also benefits from original cornice and plaster work in the hallway and main rooms, there are also working shutters in the ground floor front rooms.

The current layout comprises, on the ground floor; vestibule, welcoming hallway with arch feature, 2 good sized rooms to the front (one is classed as a bedroom the other a living room with bay window) both with feature fireplaces and working shutters, 2 further bedrooms to the rear, dining room and kitchen off, which allows access to the rear garden.

Upstairs there are 2 further double bedrooms with ample eave storage off and the bathroom with shower over bath completes the accommodation.

Outside to the rear is an enclosed garden and steps lead down to access the cellars below the property. To the front is a garden with driveway.

5 2 1 EPC E

Property Features

185 m2

In Need of Full Modernisation

Fabulous Potential

Family Home

Garden

Driveway





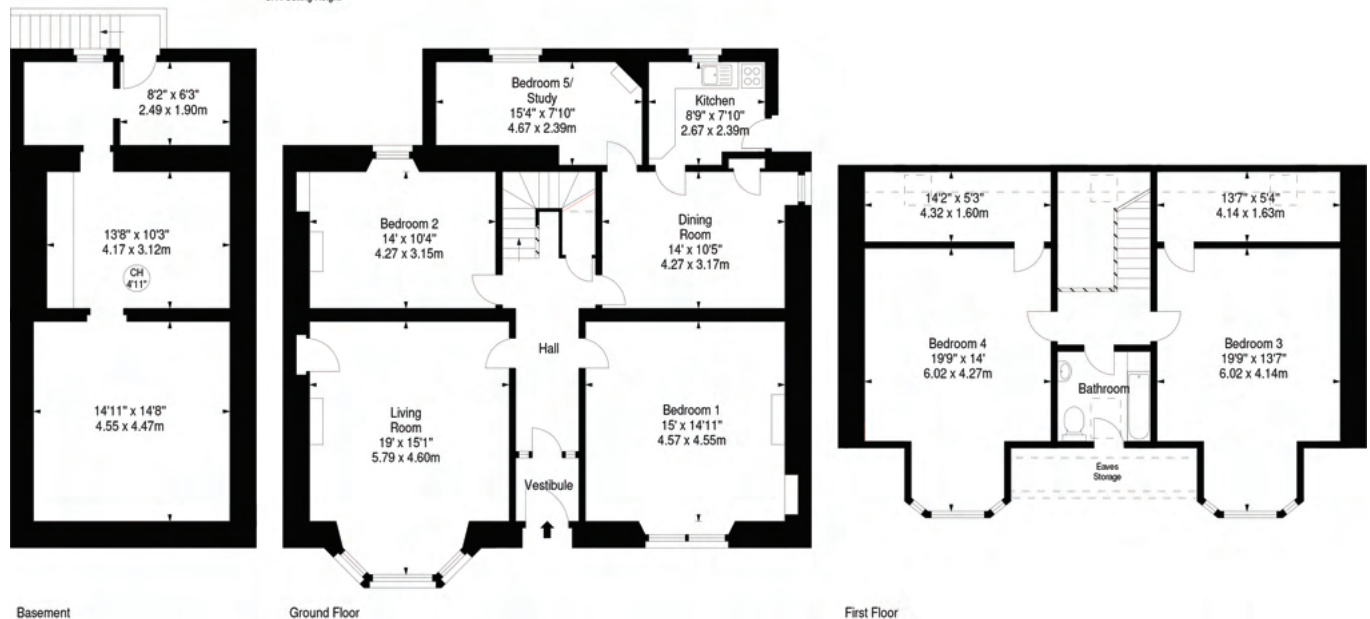
Liberton Brae, EH16 6AF



Approx. Gross Internal Area
1992 Sq Ft - 185.06 Sq M
Basement
Approx. Gross Internal Area
500 Sq Ft - 46.45 Sq M
For identification only. Not to scale.
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Key >
CH: Ceiling Height



Liberton lies to the south of the city centre where there is a good range of local shopping and banking facilities at nearby Cameron Toll and there are 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 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.

Extras

The property is being sold as seen - all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).



Find out more

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Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed –sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

