

35 Liberton Brae, Liberton, Edinburgh, EH16 6AG





### Description

35 Liberton Brae is a substantial five-bedroom Victorian house, offering generous and versatile accommodation over two floors in the highly sought-after area of Liberton. Boasting elegant period features, this impressive home comes with the added attraction of off street parking and a beautifully enclosed rear garden offering an ideal space for summer relaxation and outside entertaining.

### Features

- Welcoming reception hallway
- Charming bay windowed living room with feature fireplace
- Large kitchen/dining room falling naturally into two defined areas
- Useful utility with WC compartment
- Five spacious double bedrooms
- Contemporary shower room
- Gas central heating and double glazing
- Intruder alarm
- Good storage facilities
- Mature secluded rear garden
- Monobloc driveway

### Extras

All fixtures & fittings and floor coverings are included in the sale.

EPC Rating: C

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



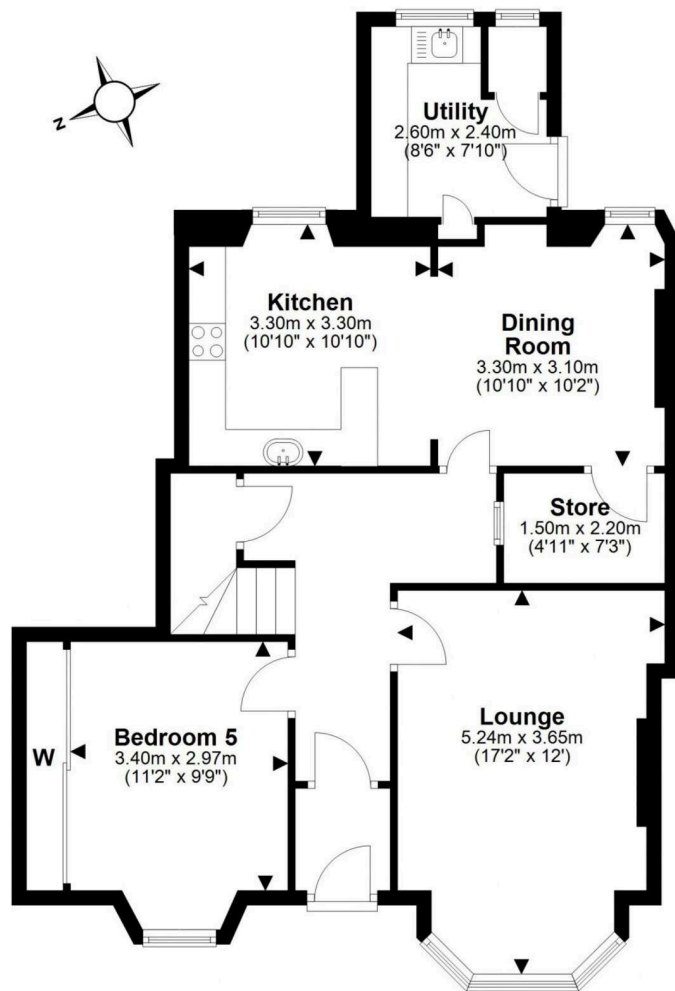


## Location

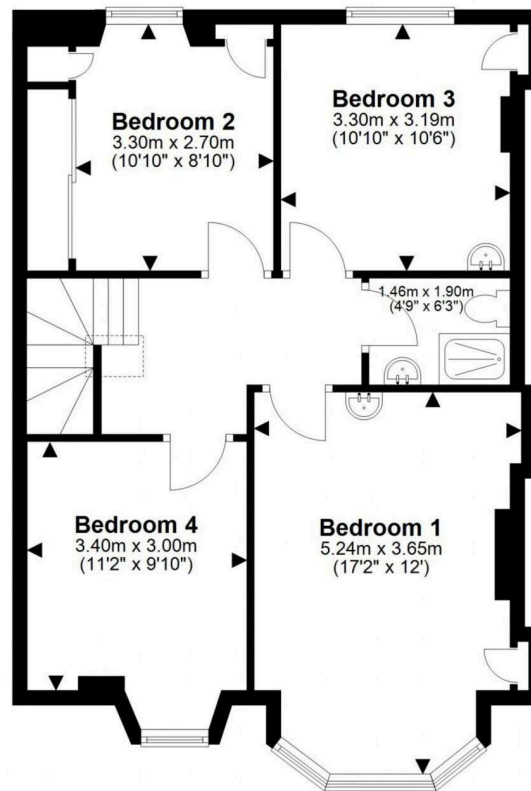
Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Liberton Public Park, Blackford Hill and Hermitage of Braid. Liberton Bowling Club is little over a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. There is a nearby Post Office and a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside. Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away. It is ideally located for the Royal Infirmary which is less than a five minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away. The property falls within the catchment area for well-regarded state schools whilst those seeking private education, George Watson's College, George Heriot's School, and other schools are all within easy reach, offering exceptional independent schooling options.





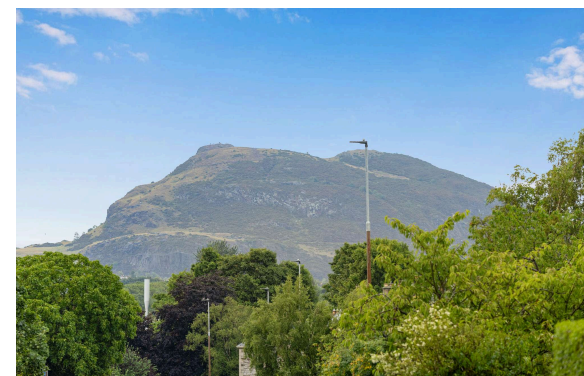


**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

**espc**