










Offers Over

£145,000

49 St Katharine's Brae

Liberton | Edinburgh | EH16 6QR

A fantastic opportunity has arisen to acquire this lovely one-bedroom lower villa, quietly positioned within the sought-after Liberton district. Boasting a private garden, allocated parking, and presented in move-in condition, the property is ideally suited to first-time buyers, those looking to downsize, and a range of other purchasers.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private rear garden
-  Allocated parking
-  EPC Band - C
-  Council Tax Band - C



Description

The accommodation begins with an entrance porch, leading into a bright and airy lounge/diner with a pleasant front-facing aspect. This well-proportioned space offers ample room for lounge furniture as well as a small dining table and chairs, and benefits from a large storage cupboard. The contemporary kitchen is fitted with a range of integrated white goods, complemented by under-unit lighting and a good selection of neutral gloss units, providing both style and practicality. The bedroom is a good-sized double, quietly positioned to the rear. It features an integrated double wardrobe along with a separate cupboard housing the boiler. The modern bathroom is finished to a high standard with full tiling, a shower over bath, and a heated towel rail. Additional storage is available within the hallway, including a linen cupboard and a utility cupboard with space for further white goods.



Further benefits include gas central heating and double glazing.

Factor fees are payable at approximately £50 per quarter.

Gardens & Parking

Externally, the property boasts an impressive private rear garden, featuring a sandstone patio and raised beds – ideal for relaxing or entertaining. To the front, there is an allocated parking space, along with unrestricted on-street parking for visitors. A private external storage cupboard is also located just outside the front door.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, fridge, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

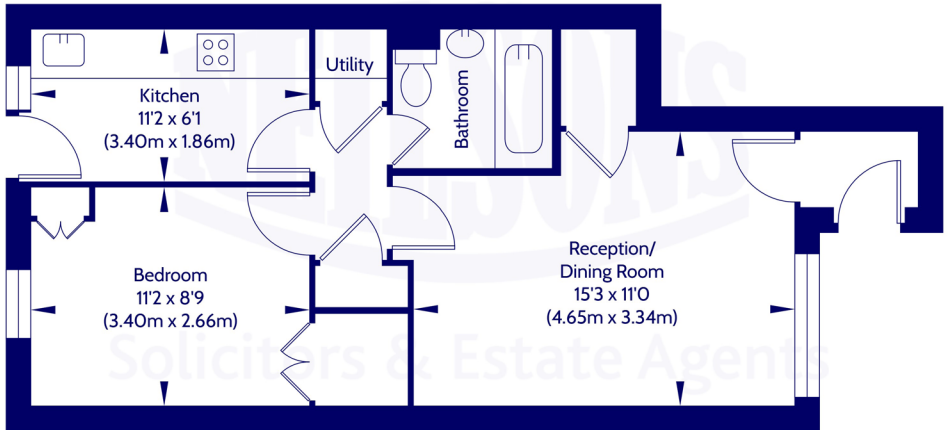
The sought-after residential district of Liberton lies approximately 4 miles to the south of Edinburgh City Centre. The property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing M&S food hall & Sainsbury's. Cameron Toll Shopping Centre is also nearby providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Gracemount Leisure Centre with Swimming Pool, Hillend Ski Centre and many beautiful walks in the surrounding Braid and Pentland Hills. The Blackford Hills and the Royal Observatory are just a short journey away and offer a variety of wildlife and nature walks and activities for all the family. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are within easy reach. Good schooling is within easy reach in both the state and private sectors.





Approx. Gross Internal Floor Area 42 Sq M / 453 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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