



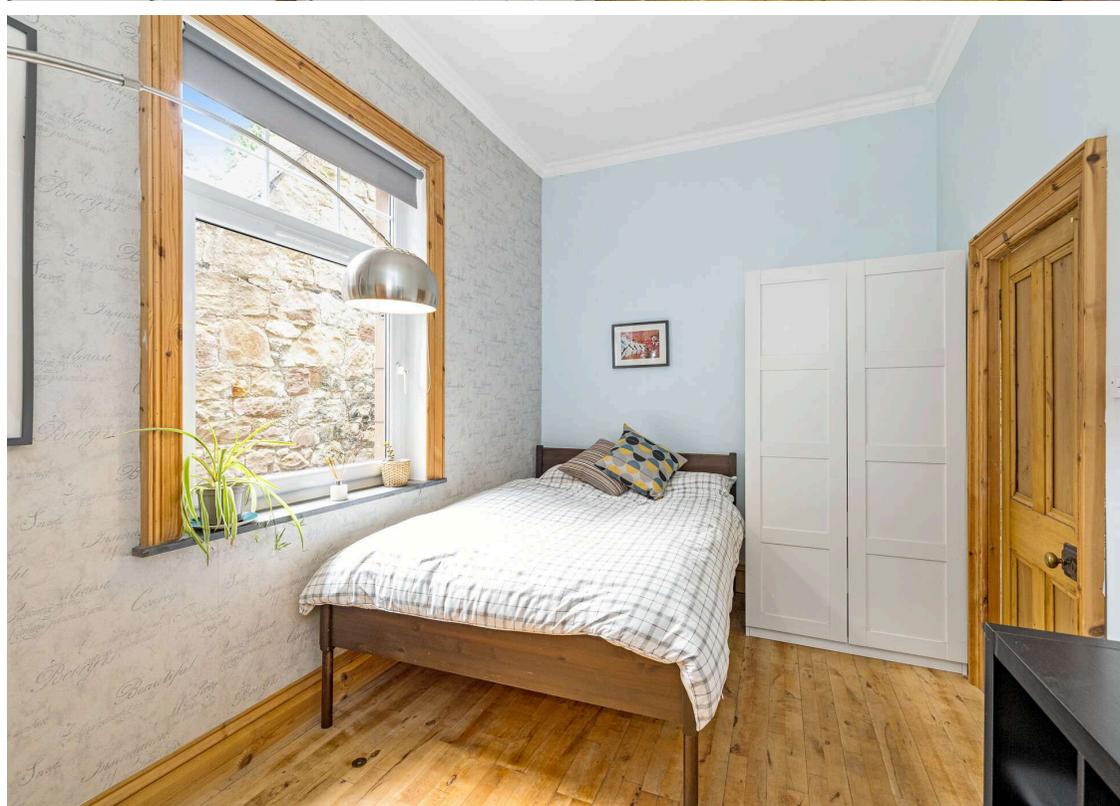
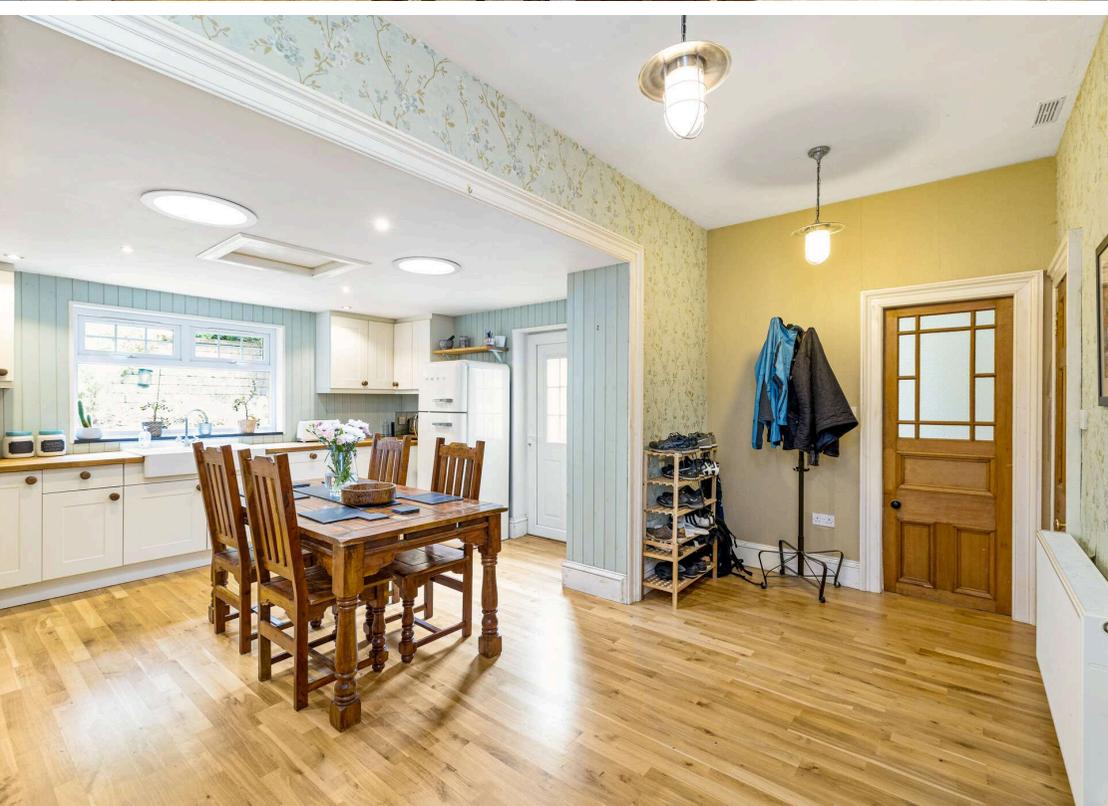


Welcome

Welcome to 52A Kirk Brae, Liberton, a rarely available and beautifully presented three-bedroom semi-detached villa, brought to the market by McDougall McQueen. This impressive home forms part of a distinguished traditional property and is ideally positioned within the highly sought-after Liberton area, offering superb access to excellent local amenities and reputable schools. The property seamlessly blends charming period details with modern enhancements, providing spacious and flexible accommodation with solid wooden flooring throughout. This is a truly outstanding home of character and charm that must be seen to be fully appreciated.

- Entrance vestibule
- Handsome living room with gas stove style fire and feature fireplace
- Bedroom three with Study/office off
- Rear facing open plan dining kitchen and family room area, equipped with a range of wall and base units, solid wood worktops, twin Belfast style sinks, electric range cooker, double extractor, integrated dishwasher, free-standing fridge freezer, and ceiling featuring roof light tunnels
- Utility room with sink, worktop, and base unit
- Ground floor WC
- Bedroom one on first floor with dual aspect windows
- Bedroom two front facing with built in triple wardrobes and walk-in cupboard
- Shower room comprising WC, wash hand basin, and double shower unit
- Double glazing and gas central heating
- Extensive private garden grounds with steps access to front entrance of property and terraced garden to the rear with expansive views over Edinburgh, ideal for outside entertaining and relaxation







Liberton

Kirk Brae is set within the sought after Liberton district of the city, lying approximately three miles south of the City Centre. Liberton is an excellent location for commuters with easy access to the City of Edinburgh Bypass linking the A1 to the East and the main Scottish motorway network system to the West. The nearby Kirk Brae & Liberton Brae both have frequent bus services linking to the city centre and surrounding areas. Educational facilities are nearby ranging from nursery to secondary level with schooling within the private sector at George Watsons & Heriots within easy commute. Edinburgh University's Kings Building Campus is just a short walk away and the Edinburgh Royal Infirmary, Sick Kids and Simpsons Unit is nearby. Pleasant outdoor facilities including The Braid Hills, The Royal Observatory together with the Hermitage of Braid and Blackford Hill Local Nature Reserve. Leisure centres and gyms can be found within the vicinity together with reputable golf courses. Excellent shops and services are available nearby to meet every day needs with Straiton Retail Park and Cameron Toll shopping centre both within easy reach and providing a more extensive range of high street shops, cafes, and retail outlets.

Extras

Included in the sale are: Floor coverings, light fittings, blinds, integrated appliances, remaining free-standing white goods, and garden sheds. No warranty applies to any integrated appliance, white good or movable items included in the sale as these items are deemed sold as seen. Other items may be included by negotiation



Get in touch

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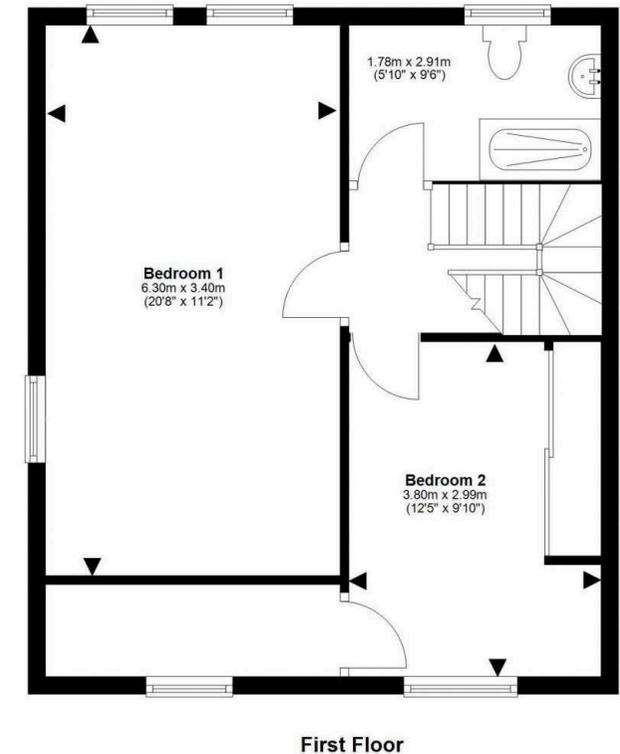
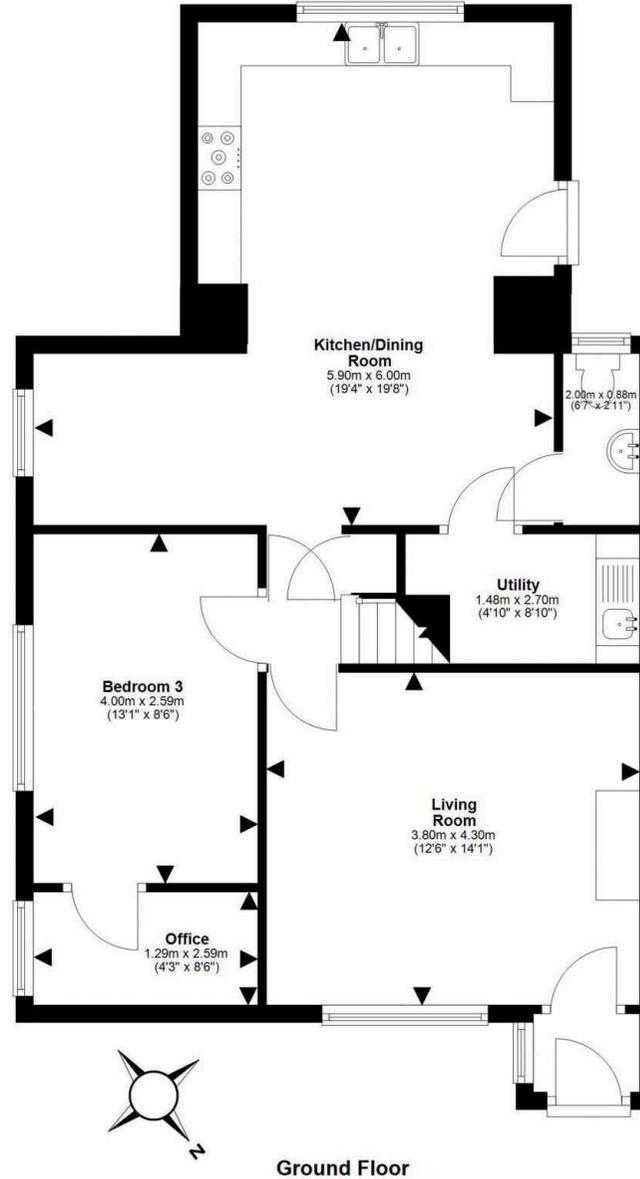
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the 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 deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.