



**HARMONY HOMES**  
ESTATE AGENCY



46 Liberton Brae, Edinburgh, EH16 6AF  
Fixed asking price £499,000



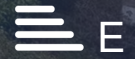
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# 46 Liberton Brae

## Edinburgh, EH16 6AF

Home Report Value £575,000

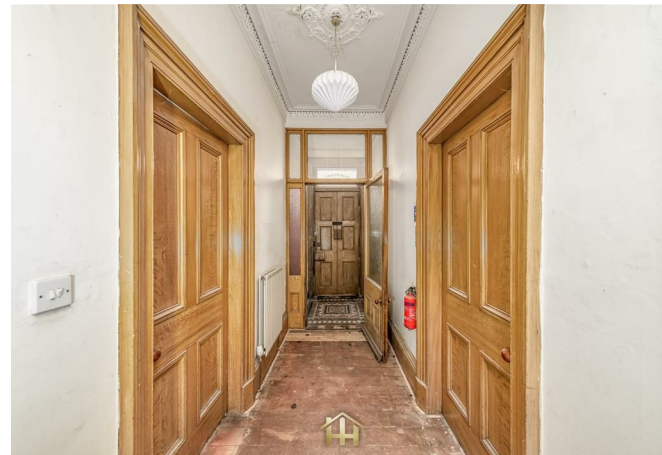
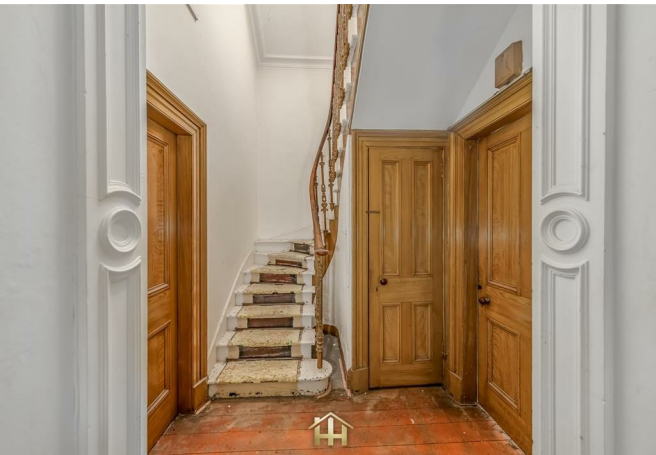
Nestled in the desirable Liberton area, just south of Edinburgh's city centre, this charming detached house presents a remarkable opportunity for those looking to create their dream family home. Built in 1900, the property spans an impressive 1,851 square feet and is brimming with potential, although it does require full modernisation and upgrading.

As you enter, you are greeted by a welcoming vestibule that leads into a spacious hallway adorned with original cornicing and decorative plasterwork, showcasing the character of the home. The ground floor features two well-proportioned rooms at the front; one currently serves as a bedroom, while the other is a delightful bay-windowed living room, both enhanced by feature fireplaces and working shutters. Towards the rear, you will find two additional bedrooms, a dining room, and a kitchen that provides direct access to the enclosed rear garden, perfect for outdoor gatherings.

Venturing upstairs, the property offers two generous double bedrooms, complete with excellent eaves storage, alongside a bathroom fitted with a shower over the bath. The external space includes a lovely garden at the front and a driveway, while the rear garden is enclosed, providing a private retreat.

This home is ideally situated near a wealth of local amenities, including the Cameron Toll Shopping Centre, which boasts a variety of high street retailers, supermarkets, and a gym. Additionally, Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are conveniently close by, making this property not only a charming residence but also a practical choice for families and professionals alike. With its original features and prime location, this house is a canvas awaiting your personal touch.

Once brought up to a modern standard, the property is expected to achieve in the region of £4,500 -£5000 per month on the rental market.





Directions

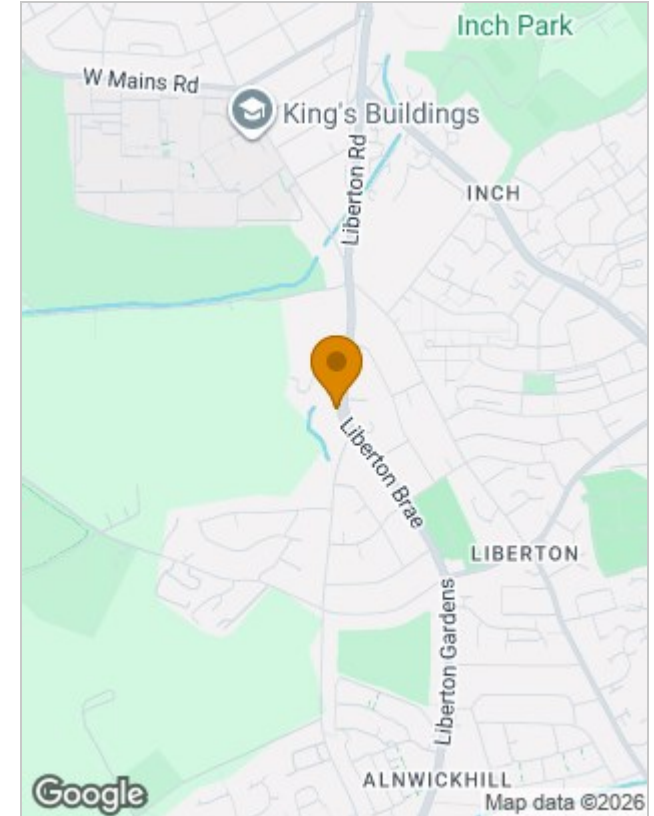




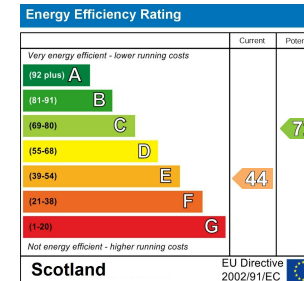
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Harmony Homes Office on 01382 819155 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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