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Offers Over

£370,000

52 Little Road

Liberton | Edinburgh | EH16 6SQ

An excellent opportunity has arisen to acquire this rarely available three-bedroom semi-detached family home, situated on a highly sought-after street within the popular Liberton area of Edinburgh. Boasting spacious open-plan living, generous private gardens, and well-proportioned accommodation throughout, this attractive property is perfectly suited to modern family living.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Front, Side and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



Description

The accommodation begins with an entrance vestibule leading through an archway into the welcoming hallway, where a staircase provides access to the upper level. The heart of the home is the impressive open-plan living and kitchen area, creating a bright and sociable space ideal for both everyday living and entertaining. The dual-aspect reception area enjoys excellent natural light, enhanced by a beautiful bay window to the front aspect. A central fireplace provides an attractive focal point and adds warmth and character to the room. The modern kitchen is fitted with a range of contemporary wall and base units, complemented by a full selection of integrated appliances and a practical breakfast bar for informal dining. To the rear, the sunroom offers additional lounge space with pleasant views over the garden, making it a versatile area for relaxing or entertaining guests. The property offers three spacious double bedrooms. The front-facing bedroom features neutral décor and built-in wardrobes, while the two rear-facing bedrooms overlook the private garden and benefit from excellent built-in storage, including triple wardrobes and full-width mirrored wardrobes respectively. The bathroom is fitted with a modern three-piece white suite, complete with an electric shower over the bath and a heated chrome towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property benefits from an off-street gravel driveway providing parking for two vehicles, along with an attractive decorative front garden. The side and rear gardens are generously sized and include a patio seating area, a large lawn, and mature planted borders, creating an ideal outdoor space for families and entertaining.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

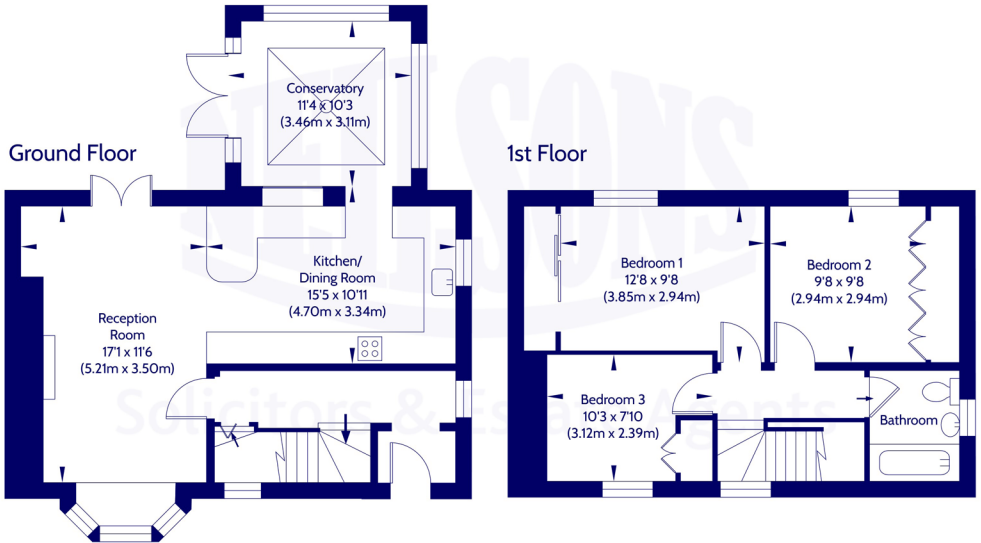
Liberton is an established and much sought after residential district to the south of Edinburgh's City Centre with ample local shops and services to provide for day to day needs. Close by, The Cameron Toll Shopping Centre offers Sainsbury and Aldi supermarkets along with a gym and a good selection of high street named stores and Straiton Retail Park is a short drive away. Local schooling is available from nursery to secondary level with many of Edinburgh's private schools also within easy reach, as is

The University of Edinburgh King's Buildings complex and the main university campus. 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 Royal Commonwealth Swimming Pool, Hillend Ski Centre, Gracemount Leisure Centre and Pool and many beautiful walks in the surrounding Braid and Pentland Hills, Blackford Hill and the Royal Observatory.





Approx. Gross Internal Floor Area 99 Sq M / 1057 Sq Ft.



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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