

KILGOUR

PROPERTY



**57 St Katharine's Brae, Liberton,
Edinburgh, EH16 6QR**





- Living Room
- Kitchen
- 2 Bedrooms
- Shower Room
- Electric Heating
- Double Glazing
- Council Tax Band – D
- EPC – Band E

Viewing by appointment through selling agent on 0131 273 5233

Description

An excellent opportunity to acquire this well-presented two-bedroom mid-terrace home, offering comfortable and practical accommodation ideally suited to first-time buyers, young families, or investors.

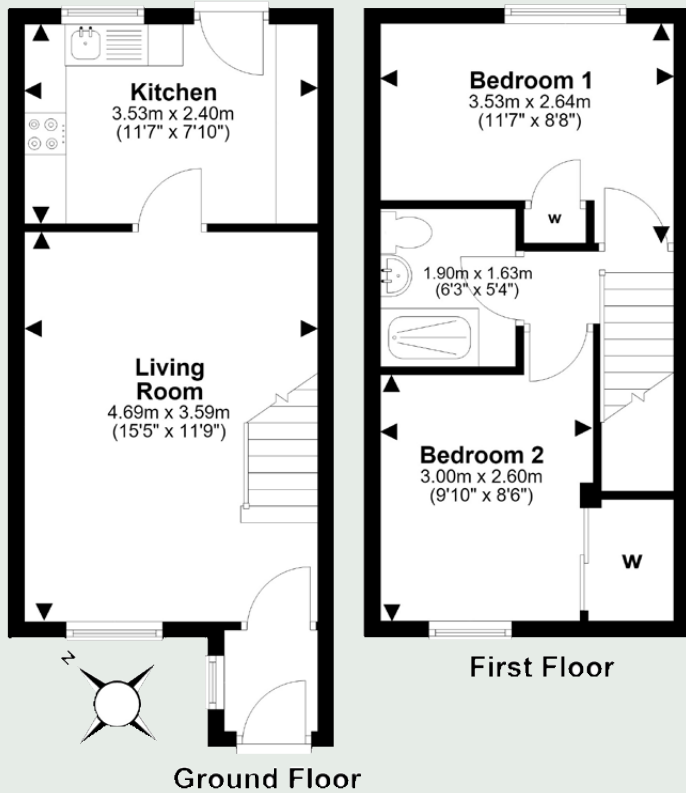
The property features a bright and welcoming living room, a fitted kitchen and two well-proportioned bedrooms. A Shower Room completes the internal accommodation. Externally, the home benefits from both front and rear gardens, providing attractive outdoor space for relaxation, entertaining, or gardening. The enclosed rear garden offers a private setting, while the front garden enhances the property's kerb appeal.

Conveniently located close to local amenities, schools, and transport links, this appealing home combines comfortable living with everyday convenience.

Location

Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and less than ten minutes from the city by-pass. It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and the Edinburgh Royal Infirmary. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury



1 2 1 E 
R
B
C
EPC BANDD 
COUNCIL TAX BAND

Living Room	15'5 x 11'9	4.69m x 3.59m
Kitchen	11'7 x 7'10	3.53m x 2.40m
Bedroom 1	11'7 x 8'8	3.53m x 2.64m
Bedroom 2	9'10 x 8'6	3.00m x 2.60m
Shower Room	6'3 x 5'4	1.90m x 1.63m





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