



46 Netherbank
Liberton, EH16 6YR

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

- Living Room
- Sunroom
- Kitchen/ Dining Room
- Utility Room & W.C
- Study
- Five Bedrooms
- Dressing Room
- En-Suite Shower Room
- Shower Room & Bathroom
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating - C



Nestled within a peaceful residential area, this immaculately presented detached home is located in the highly desirable Liberton area, just south of Edinburgh city centre. The property is ideally located just a short drive from Cameron Toll Shopping Centre and the popular Straiton Retail Park where you can find a range of shops, supermarkets and restaurants. Nearby, there is green spaces at Braid Hills, Blackford Hill, and the Hermitage of Braid that provide scenic walking paths, cycling routes, and stunning panoramic views across the city. There is excellent public transport links to the city centre and surrounding areas and the City Bypass easily accessible. Offering spacious and versatile family accommodation, the property is presented in excellent condition throughout and on the ground floor comprises a bright living room with French doors opening into the sunroom, spacious modern kitchen/dining room, WC, utility room, study, two bedrooms, and a shower room. Upstairs, there are a further three generously sized bedrooms, including one with an en-suite, along with a dressing room and a family bathroom fitted with a shower over the bath. Externally, there are well-maintained private gardens to the front and rear of the property along with a driveway suitable for two cars. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, blinds, cooker, hood, fridge-freezer, washing machine and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.

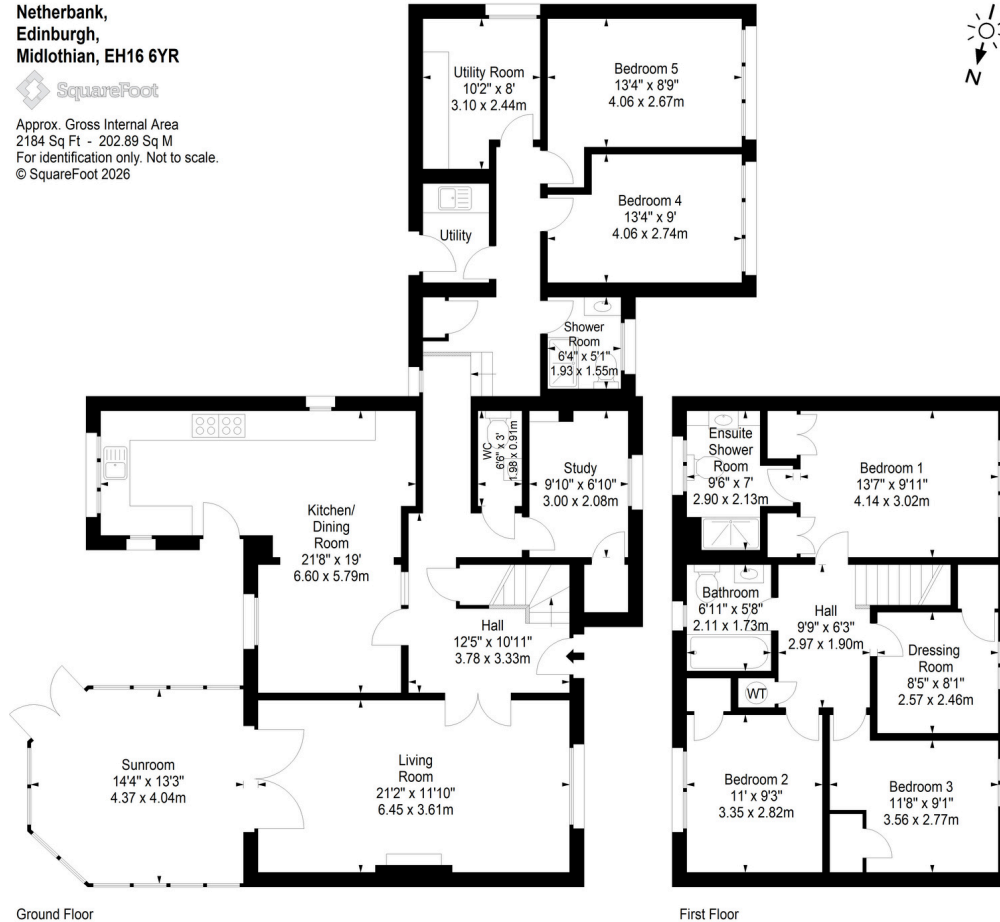




Netherbank,
Edinburgh,
Midlothian, EH16 6YR



Approx. Gross Internal Area
2184 Sq Ft - 202.89 Sq M
For identification only. Not to scale.
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Ground Floor

First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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