



32 Kirk Brae
Liberton
Edinburgh
EH16 6HH



Oakland House
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Spacious stone built detached villa located in the popular residential district of Liberton, approximately four miles to the South of the City Centre. Regular bus services run to the City Centre and other parts of Edinburgh, whilst the City Bypass can be easily reached by car, offering fast links to East Lothian, the A1, Edinburgh Airport and major motorways to the West and North.

Local shops, post office, medical centre and pharmacy are within easy walking distance, while more extensive shopping facilities are available at Cameron Toll, Morrisons and Aldi. A good selection of bars, cafes and restaurants can be found nearby at Newington. Schooling is well represented from nursery to senior level, all within easy reach. Edinburgh University science campus, Kings Buildings, is a ten minute walk away and the Royal Infirmary of Edinburgh is only ten minutes by car.



Internally the property offers flexible family accommodation and is in excellent decorative order. It benefits from gas central heating and solar panels on the South facing roof. Windows are double glazed sash and case, some with secondary glazing. There are good storage facilities including a fully floored attic.

All kitchen and utility room appliances are included in the sale, together with all carpets, curtains and blinds.





Property Details

- Entrance Vestibule with original tiled floor. Meters cupboard. Picture rail. Door to hall with decorative stained-glass window. The hall has a carpeted staircase to upper floor.
- Fabulous conservatory with open outlook over the rear garden. Doors to garden. The display cabinets are included in the sale.
- Bright and spacious Living Room with bay window to front. Feature fireplace. Shelved wall press. Decorative cornice and ceiling rose.
- Family Room with twin windows to front. Feature working fireplace. Shelved recess. Display recess with cupboards below. Decorative cornice. Picture rail.
- Office / Dining Room with French doors to Conservatory. Tiled fireplace. Decorative cornice. Picture rail.
- Stylish and fully fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. Ample work surfaces with integrated sink with drainer and decorative glass splashback. Kitchen island with cupboards and shelving. Clothes pulley. Door to study.
- Utility Room with fitted wall and base units. Ample work surfaces with stainless steel sink with drainer. The washing machine, dryer, freezer and fridge are included in the sale. Door to garden.
- WC located off the hall with white two-piece suite comprising wash hand basin and WC. Frosted window to rear. Under stair wardrobe and cupboard. Mirror. Extractor.

Upper Floor

- Landing with attic access hatch with Ramsay ladder leading to large floored attic. Shelved airing cupboard.
- Main Bedroom with window to front. Built in mirrored wardrobes with hanging space and shelving. Contemporary en-suite Shower Room with white two-piece suite comprising wash hand basin and WC. Walk in shower compartment with mixer shower. Mirrored cabinet. Windows to rear. Frosted window to side. Under floor heating.
- Good sized Double Bedroom with window to front.
- Double Bedroom with window to rear with open outlook.
- Further Bedroom with window to front.
- Family Bathroom with white three-piece suite comprising bath, wash hand basin and WC. Shower compartment with mixer shower. Mirrored bathroom cabinet. Windows to rear. Under floor heating.
- Study / Bedroom located off the kitchen with window to rear with open outlook over garden.



Viewing by appointment on 0131 524 3800









EXTERNAL

A gated driveway provides off street parking for two cars and unrestricted parking is available in nearby streets.

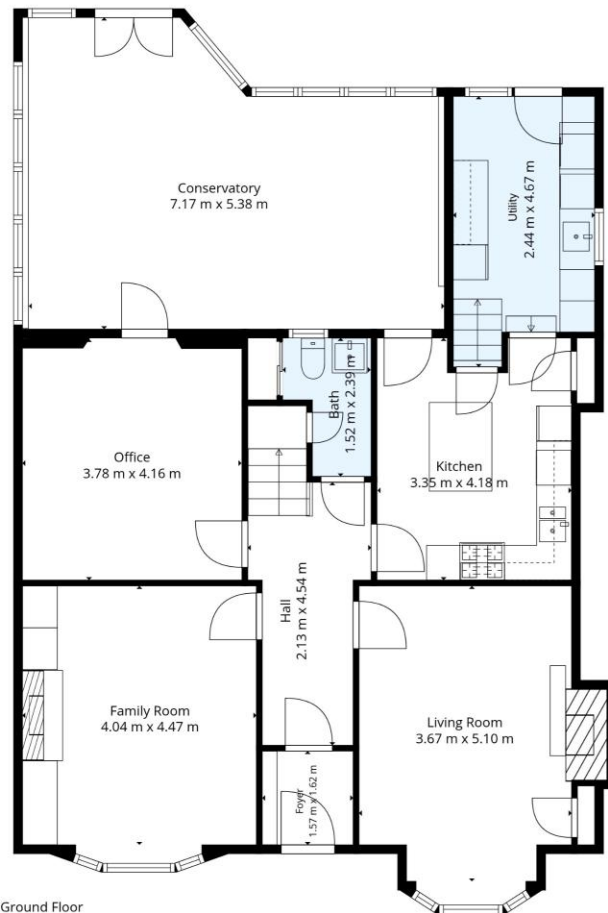
The extensive rear garden is fully enclosed with a patio providing ample space for garden furniture. Large lawn bordered by an attractive array of established plants, shrubs and trees. The garden shed is included in the sale. Wood store.

Unrestricted parking is available in nearby streets.

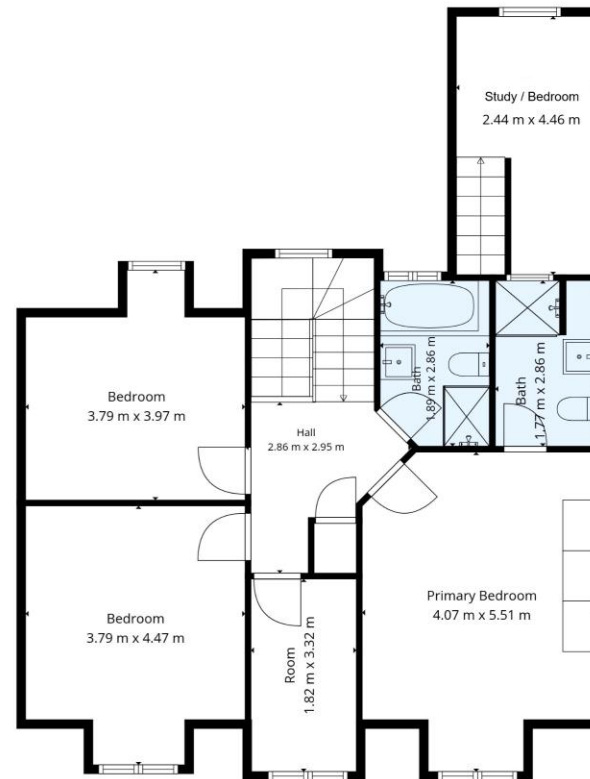
- Energy Efficiency Rating - D
- Council Tax Band - G

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SOLICITORS AND ESTATE AGENTS





Ground Floor



First Floor

Total: 220 m²
 Ground Floor: 130 M², First Floor: 90 m²
 Excluded Areas: Bay Window: 2 M², Walls: 16 m²

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

