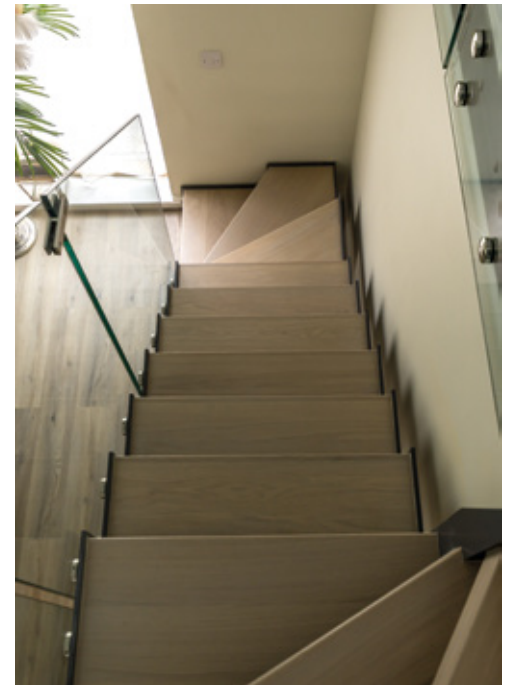




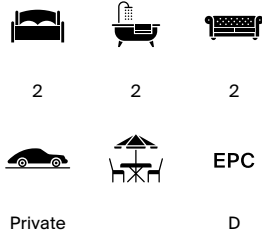
LIBERTON BRAE

Edinburgh, EH16



AN EXCEPTIONAL STEADING CONVERSION

A two-bedroom home with private parking, flexible accommodation
and private patio spaces accessed from the principal rooms



Local Authority: Midlothian Council

Council Tax band: E

Tenure: Freehold

Offers Over: £475,000

DESCRIPTION

Set within a unique and contemporary design, this exceptional home offers beautifully presented accommodation with a remarkable sense of space, light and connection to the outdoors.

Entry is via private/fenced south-facing patio area. At the heart of the property is an impressive open-plan living, dining and kitchen area, thoughtfully arranged as an ideal setting for everyday living and entertaining. Large glazed openings draw in natural light and provide direct access to private patio areas, extending the living space outdoors. In addition to the patio accessed from the main living area, a further private outdoor space can be accessed directly from the principal bedroom, providing peaceful spots for relaxing, entertaining or enjoying the surroundings. A separate dining room, sitting room/playroom or snug is located beyond a feature sliding barn door. This room can be seamlessly incorporated into the open-plan layout or retained as a distinct space. Offering excellent flexibility, it is a room that can easily adapt to a variety of lifestyle requirements.

The principal bedroom benefits from its own en suite shower room and direct access to a sheltered private south-facing patio. There is large feature windows with electronic black out blinds. A second double bedroom is served by a stylish family bathroom, providing flexible accommodation for family or guests.

A truly outstanding feature of the home is the spectacular mezzanine-level space accessed by a stunning showpiece staircase. Overlooking the main living space, this inspiring space is framed by a dramatic double-height feature window that floods the interior with natural light and captures breathtaking views of Arthurs Seat beyond. The combination of volume, light and outlook creates a striking architectural focal point. Currently set up as a home office, it is a space that is again flexible, practical and exceptional.

Blending contemporary design with versatile living space and multiple private outdoor areas, this is a distinctive home perfectly suited to modern lifestyles.











LOCATION

Liberton Brae is a tranquil enclave with convenient local amenities and is approximately 3 miles from Edinburgh city centre, around a 10–15 minute drive, offering easy access to the city centre's shops, restaurants, bars, theatres and business districts. The area is well served by Sainsbury's and Morrisons supermarkets, a selection of local independent shops, Cameron Toll Shopping Centre and Straiton Retail Park.

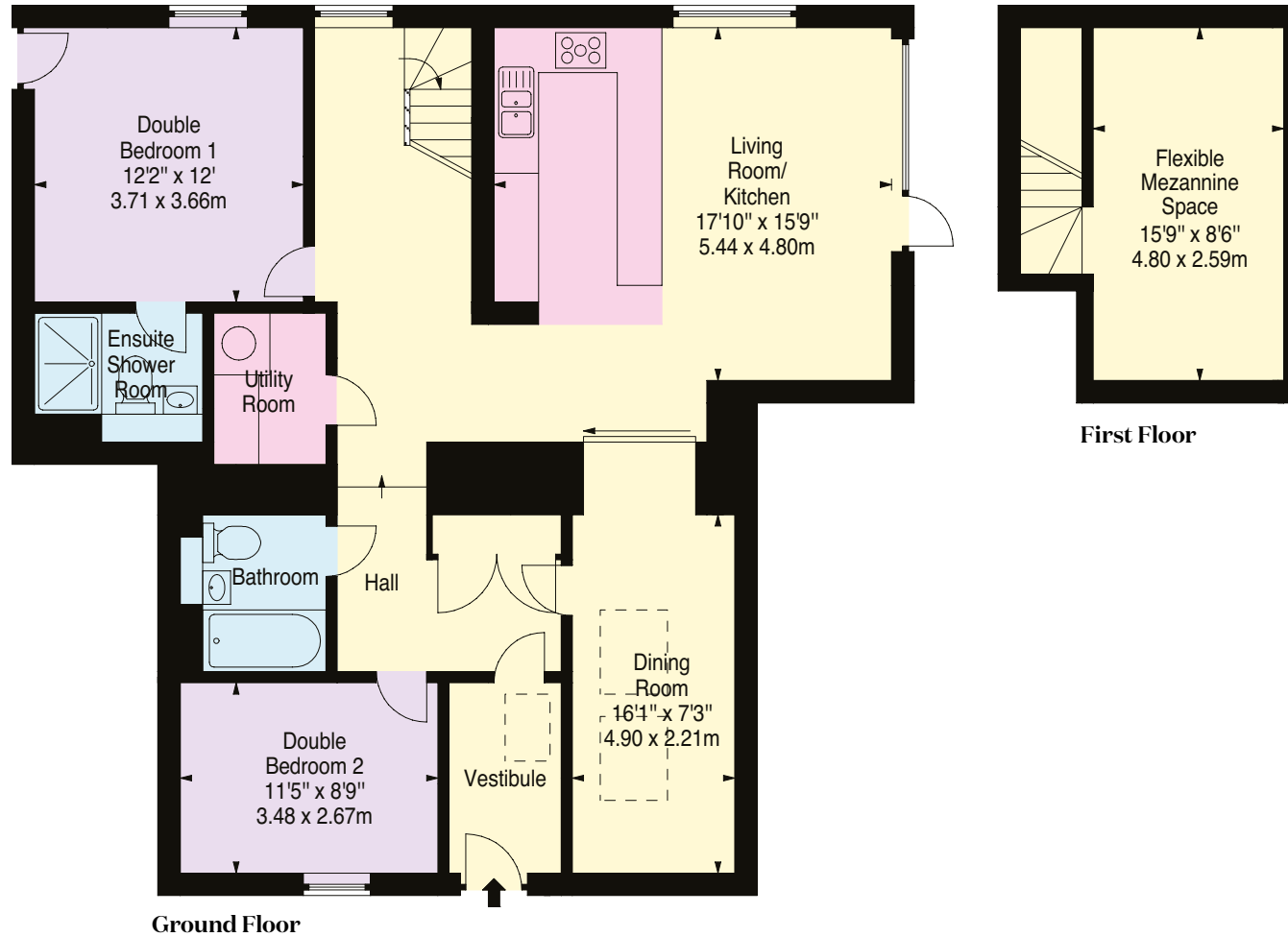
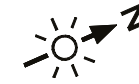
The property is surrounded by green open spaces including Blackford Hill, the Hermitage of Braid and the Pentland Hills, which offer a variety of semi-rural walkways and cycle paths. Arthur's Seat is also nearby, offering spectacular city views. Recreational facilities such as the Royal Commonwealth Pool, numerous golf courses, golf driving ranges, parks and the Midlothian Snowsports Centre at Hillend are all within easy reach.

The property lies within the catchment area for Liberton Primary School and Liberton High School in the state sector, with private options including George Heriot's School, George Watson's College and Merchiston Castle School in close proximity. The highly regarded Montessori nursery and primary education options available within Edinburgh are also conveniently accessible.

Liberton is also convenient for the University of Edinburgh, Edinburgh Napier University, the Royal Dick School of Veterinary Studies and the Royal Infirmary of Edinburgh. The area benefits from excellent transport links, including efficient bus services, easy access to the City of Edinburgh Bypass, Edinburgh Airport and central Scotland's motorway network, including the (M8, M9, M90 and the Forth Road Bridge).



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
1329 Sq Ft - 123.46 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



We would be delighted
to tell you more.

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