



73b/2 Kirk Brae,
Liberton, Edinburgh, EH16 6JN

CALL US ON 0131 447 4747

73b/2 Kirk Brae, Liberton, Edinburgh, EH16 6JN

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Fabulous open-plan living room/kitchen with breakfast bar & stools.
- French doors to private front garden.
- Master bedroom with built-in wardrobes & French doors to private rear garden.
- Further double bedroom with built-in wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Superb, enclosed south-facing private garden at rear.
- Well-maintained shared communal gardens at rear.
- Allocated parking space.



GENERAL DESCRIPTION

An immaculately presented ground floor flat situated within the sought-after Liberton district of the city, a short journey to the south of Edinburgh City Centre and close to an excellent range of local amenities. The property is quietly situated in an exclusive modern development just off Kirk Brae and would make an ideal purchase for a professional person/couple or perhaps for somebody downsizing and looking to stay within the area.

FACTORING NOTE:

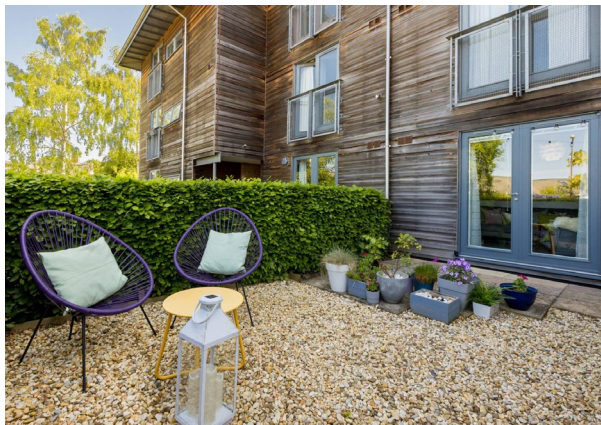
The development is factored by James Gibb at an approximate charge of £100 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 3.3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 13.3 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

LOCATION

Kirk Brae is set within the sought after Liberton district of the city, lying approximately three miles south of the City Centre. Liberton is an excellent location for commuters with easy access to the City of Edinburgh Bypass linking the A1 to the East and the main Scottish motorway network system to the West. The nearby Kirk Brae & Liberton Brae both have frequent bus services linking to the city centre and surrounding areas. Educational facilities are nearby ranging from nursery to secondary level with schooling and Edinburgh University's Kings Building Campus is just a short walk away while the Edinburgh Royal Infirmary, Sick Kids and Simpsons Unit is nearby. Pleasant outdoor facilities including The Braid Hills, The Royal Observatory together with the Hermitage of Braid and Blackford Hill Local Nature Reserve. Leisure centres and gyms can be found within the vicinity together with reputable golf courses. Excellent shops and services are available nearby to meet everyday needs with Straiton Retail Park and Cameron Toll shopping centre both within easy reach and providing a more extensive range of high street shops, cafes, and retail outlets

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE, AND DISHWASHER. THE BREAKFAST BAR AND STOOLS WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE. THE HOT TUB MAY BE AVAILABLE THROUGH NEGOTIATION.



Kirk Brae,
Edinburgh,
Midlothian, EH16 6JN



Approx. Gross Internal Area
663 Sq Ft - 61.59 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



Ground Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.