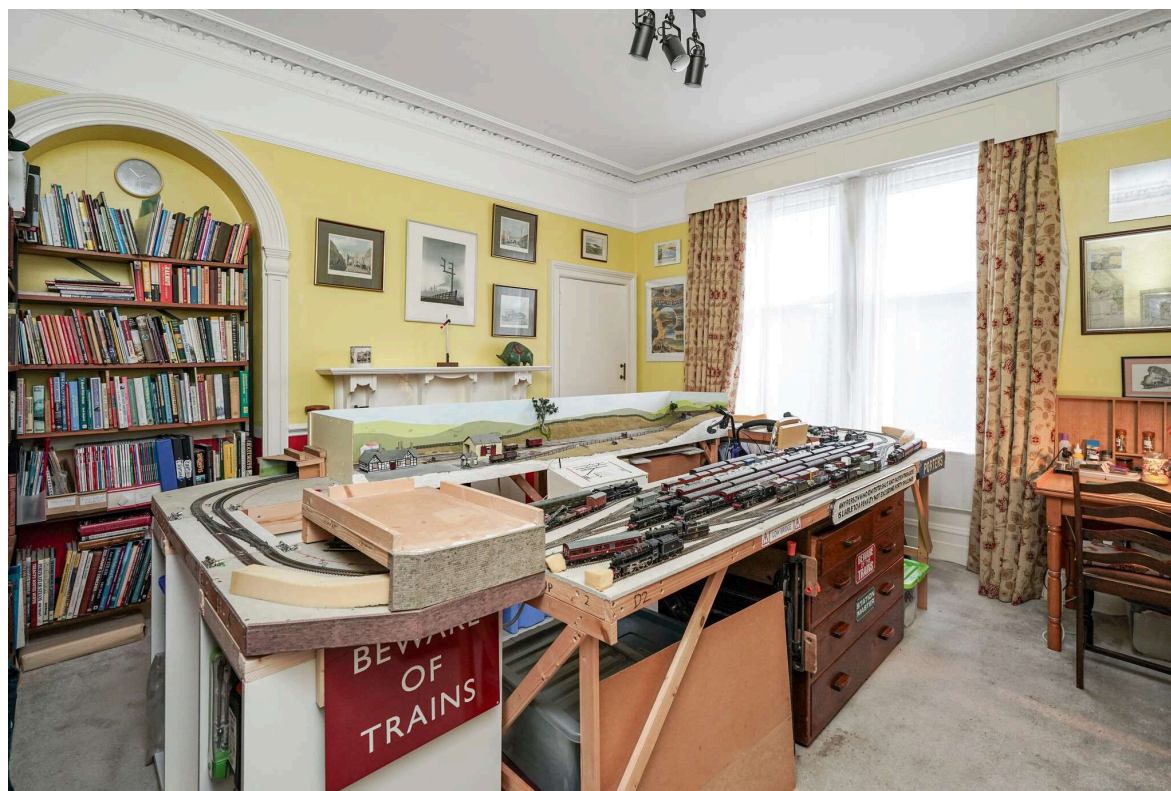




30 Kirk Brae
LIBERTON | EDINBURGH | EH16 6HH


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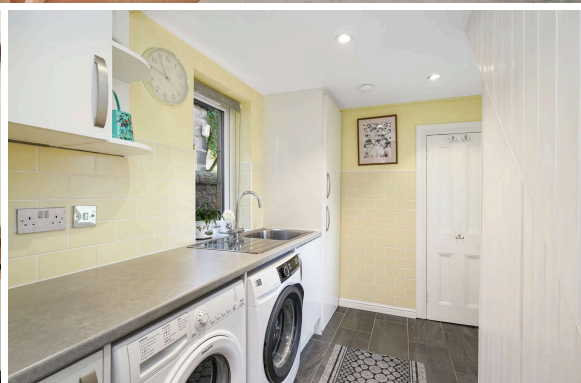
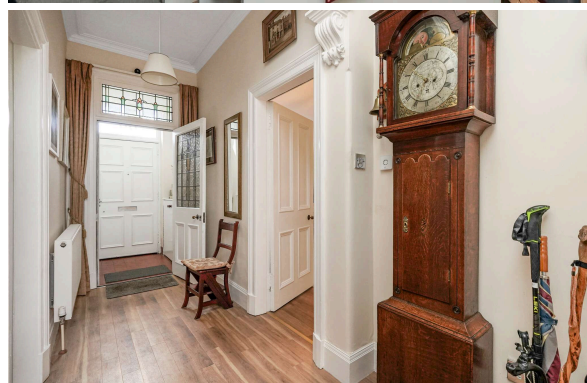
Well-presented four-bedroom traditional semi-detached home, set in the Liberton area of Edinburgh around four miles South of the city centre. This well-located house would make an excellent family home and provides comfortable and light filled space and comes complete with an enclosed front and rear sunny garden and with front driveway out to the main road.

This stunning home with traditional features is set over two floors, comprising on the ground floor a welcoming entrance hallway, spacious living room with traditional Edinburgh press, electric fire and fireplace, further reception room with attractive twin windows and cornicing and an impressive kitchen/dining room with cosy wood burner, dining area and fully fitted stylish kitchen that currently comprises a gas hob, double oven, fridge/freezer, pantry and further utility room that gives access to the rear garden, also downstairs there is a handy shower room with WC. Also up separate stairs above the kitchen is a versatile study/fifth bedroom.

Upstairs there are four well-proportioned bedrooms, a partially floored attic and a stylish bathroom with a waterfall shower, separate bath and a heated towel rail.

Externally there are beautifully kept enclosed front and rear gardens made up of a lawn, patio, shed, greenhouse, mature pear and apple trees and flower beds. The property also benefits from a private driveway. Early viewing is essential to fully appreciate this stunning home and tranquil, yet well-connected location that is sure to appeal to families.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







- Four-Bedroom Semi-detached Traditional House
- Four well-proportioned bedrooms with built in storage
- Two reception rooms with traditional features
- Fully Fitted Dining/Kitchen with wood burning stove
- Bathroom with shower and separate bath
- Further downstairs shower room
- Partially floored Attic
- Versatile study/fifth bedroom

- Utility room with access to rear garden
- Front driveway with access to the main road
- Large rear garden made up of lawn, patio, shed & greenhouse
- Mature plum and apple trees

Energy Rating D, Council Tax band G.

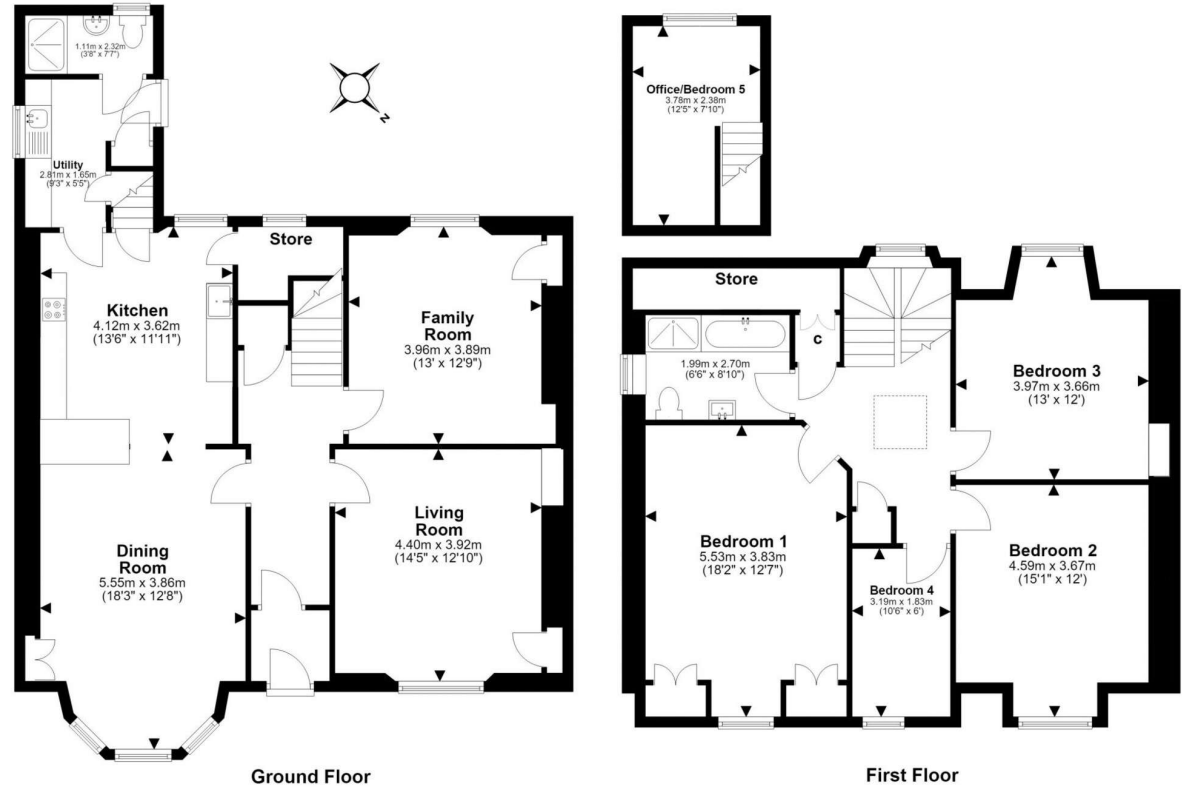
Included in the sale will be all curtains, light fittings, freezer, fridge-freezer, dish washer, oven and hob, washing machine and tumble-dryer, front garden pots and contents. Please note that the Ladderax bookcases are not included in the sale.



Liberton is a suburb in the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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