

COULTERS ©

# 5A LIBERTON BRAE

LIBERTON, EDINBURGH, EH16 6AQ

 2 BED  1 BATH  2 PUBLIC









## TAKE A LOOK INSIDE

5a Liberton Brae is a beautifully presented garden flat that is positioned on the ground floor of an attractive Victorian terraced property. Entered via a shared gate, the home is set back from the road and experiences complete privacy thanks to a well-manicured front hedge. A communal vestibule is shared with just one neighbour and the inner door has an elegant stained glass window.

Inside, the accommodation is presented with a tasteful scandi style decor. The spacious living/dining room with wood burning stove is positioned off the modern kitchen which has direct access to the garden, ample worktop space and built-in appliances including the luxury of a wine fridge as well as underfloor heating. A versatile study space is accessed via a small staircase off the main living room and makes the ideal home office with the built-in shelving and desk that have been fitted.

## KEY FEATURES

-  Beautifully presented ground floor, garden flat
-  Two double bedrooms plus a handy study
-  Direct access to private, walled gardens to rear
-  On street parking and bus stop yards away
-  Fantastic green spaces close by
-  Excellent range of local amenities



At the front of the property, the generously proportioned main bedroom benefits from stunning period features that include cornicing, Edinburgh press and a large bay window. Louvre shutters have been added to provide additional privacy and insulation. A further double bedroom with feature fireplace and open shelved press is positioned to the rear of the property. The traditional bathroom is partially tiled and has a full bath, overhead shower, WC and basin with a wall-hung bathroom cabinet above.

Gas central heating and double glazing is fitted throughout.

Externally, the private rear garden is fully enclosed by an attractive stone wall and comprises a large deck from which to sit and enjoy the sun, well-kept lawn with views of Arthur's Seat, borders with rockery and a handy brick-built outhouse.





## THE LOCAL AREA

Liberton, situated to the south of Edinburgh's City Centre, is close to the wonderful open spaces of Blackford Hill and The Hermitage of Braid. The Pentland Hills are also easily accessible for outdoor enthusiasts.

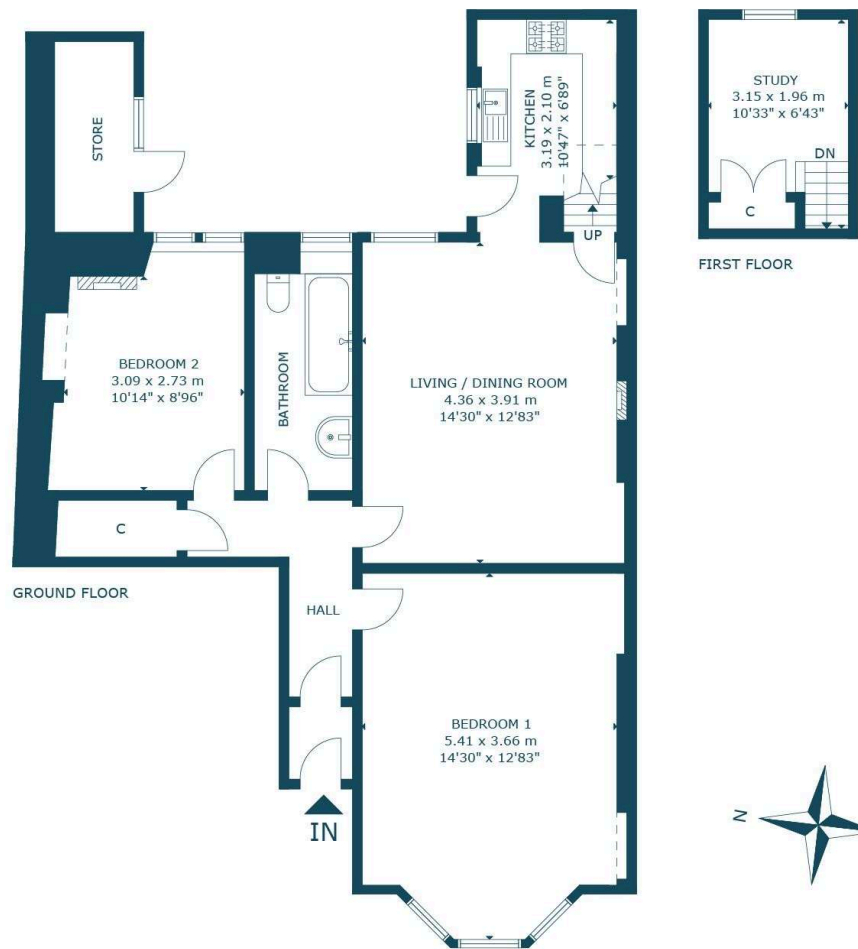
Nearby Cameron Toll Shopping Centre houses a variety of high-street retailers, coffee shops as well as a large Sainsbury's and an Aldi.

The Edinburgh University's Kings Buildings and The Royal Infirmary of Edinburgh are both easily accessible from Liberton making it a popular area for people to live and work. The City Centre is easily accessible via a short bus, bike or car journey.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 848 SQ FT / 79 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.