











Offers Over  
**£435,000**

## 42A Kirk Brae

Liberton | Edinburgh | EH16 6HT

Neilsons are delighted to offer to market this highly impressive and rarely available four bedroom main door upper villa pleasantly situated within the much sought-after district of Liberton. Boasting stunning views of Edinburgh Castle, Arthur's Seat and The Royal Observatory, a garage and private garden while being positioned close to the city centre as well as excellent amenities, Edinburgh University and commuting links, the property will undoubtedly appeal to a multitude of buyers. Early viewing suggested.

-  4 beds
-  1 kitchen/diner
-  1 public
-  1 bathroom
-  Private garden
-  Single garage
-  EPC Band - D
-  Council Tax Band - E



## Description

Internally, this wonderful home provides the perfect blend of character and modern style and is presented in true walk-in condition while briefly comprising of; welcoming entrance vestibule, bright and open hallway with a good sized double storage cupboard, bright and airy lounge with stunning views of Edinburgh Castle, Arthur's Seat and Blackford Hill, modern and recently completed kitchen/diner with a range of integrated white goods, glass paneling around worktop area and splash areas and downlights while being finished with stylish gloss units and a fresh white Corian worktop, first generous double bedroom with a bay window, dual-aspect outlook and more gorgeous Arthur's Seat views, second front-aspect double bedroom with an array of fitted wooden wardrobes, third sizable double bedroom with integrated wardrobe space, overhead cupboards and more picturesque views, fourth single bedroom with flexibility for use as a home office space for those working from home, and a fully-tiled bathroom suite with an over-bath shower, heated towel rail and downlights.

The property also benefits real wooden floors, gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including: integrated gas hob, oven, extractor hood, fridge-freezer, washing machine, dishwasher, microwave and plate warmer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear of the property, a large L-shaped garden laid to lawn with a chipstone border makes for an ideal spot for residents to enjoy and make their own. For the car owner, there is a private single garage for off-street parking or further storage while there is also unrestricted on-street free parking to accommodate visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.



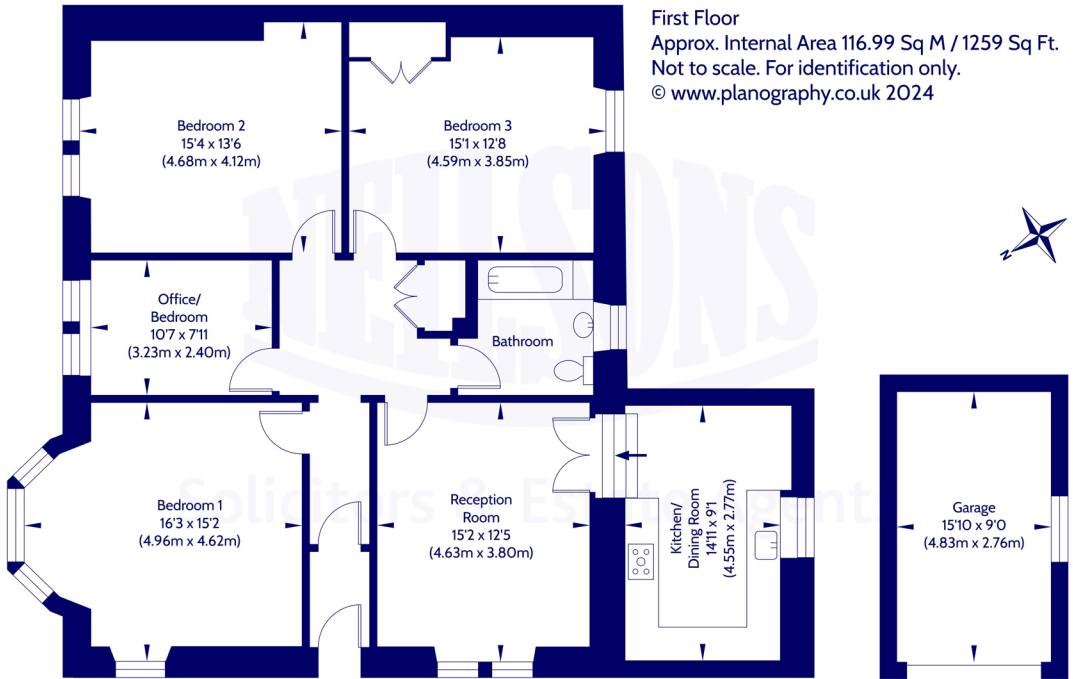


## Location

The property is located in the popular Liberton district of Edinburgh which lies approximately three miles to the south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills, Pentland Hills, Duddingston Loch and Bird Sanctuary. There are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses with Gracemount Leisure Centre with gym and swimming pool just a short distance away. There are excellent commuter links to Edinburgh City Centre and beyond via the City Bypass and a frequent bus service. Schooling is wellrepresented from nursery to senior level. There is day-to-day shops within Cameron Toll, Liberton and a Morrisons supermarket on Gilmerton Road. Further amenities can be found at Straiton Retail Park which is only a short drive away and offers a wide range of high street stores, including a Marks and Spencer food outlet, a large Asda superstore, a Costco wholesale store and Ikea.



First Floor  
Approx. Internal Area 116.99 Sq M / 1259 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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