



GILSON GRAY

LAW • PROPERTY • FINANCE

81/5 KIRK BRAE

Liberton, Edinburgh, EH16 6JJ



Forming part of a handsome, C-listed former school building (built in 1837) in Liberton, this three-bedroom, two-bathroom first-floor flat has recently been modernised and boasts fresh neutral décor and contemporary fixtures and fittings throughout, with lovely period features serving as a reminder of the building's history. The flat is ideally situated close to excellent everyday amenities, as well as transport links into the city centre which is under three miles away – a location that is sure to appeal to a wealth of buyers.

Extras: newly-fitted integrated appliances that have never been used, comprising an oven, hob, extractor fan, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- First-floor flat in Liberton
- Part of a C-listed former school building
- Beautifully presented, recently modernised interiors
- Secure shared entrance and stairwell
- Welcoming hallway with excellent built-in storage
- Living/dining room with fireplace and lovely period details
- Contemporary kitchen with brand-new integrated appliances
- Three double bedrooms
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Large, well-maintained shared gardens
- Communal cellar, bike shed, and storage
- Private residents' parking







"THIS THREE-BEDROOM FLAT
HAS RECENTLY BEEN
MODERNISED AND OFFERS
CONTEMPORARY INTERIORS
ENHANCED BY LOVELY
PERIOD FEATURES."





EPC RATING:



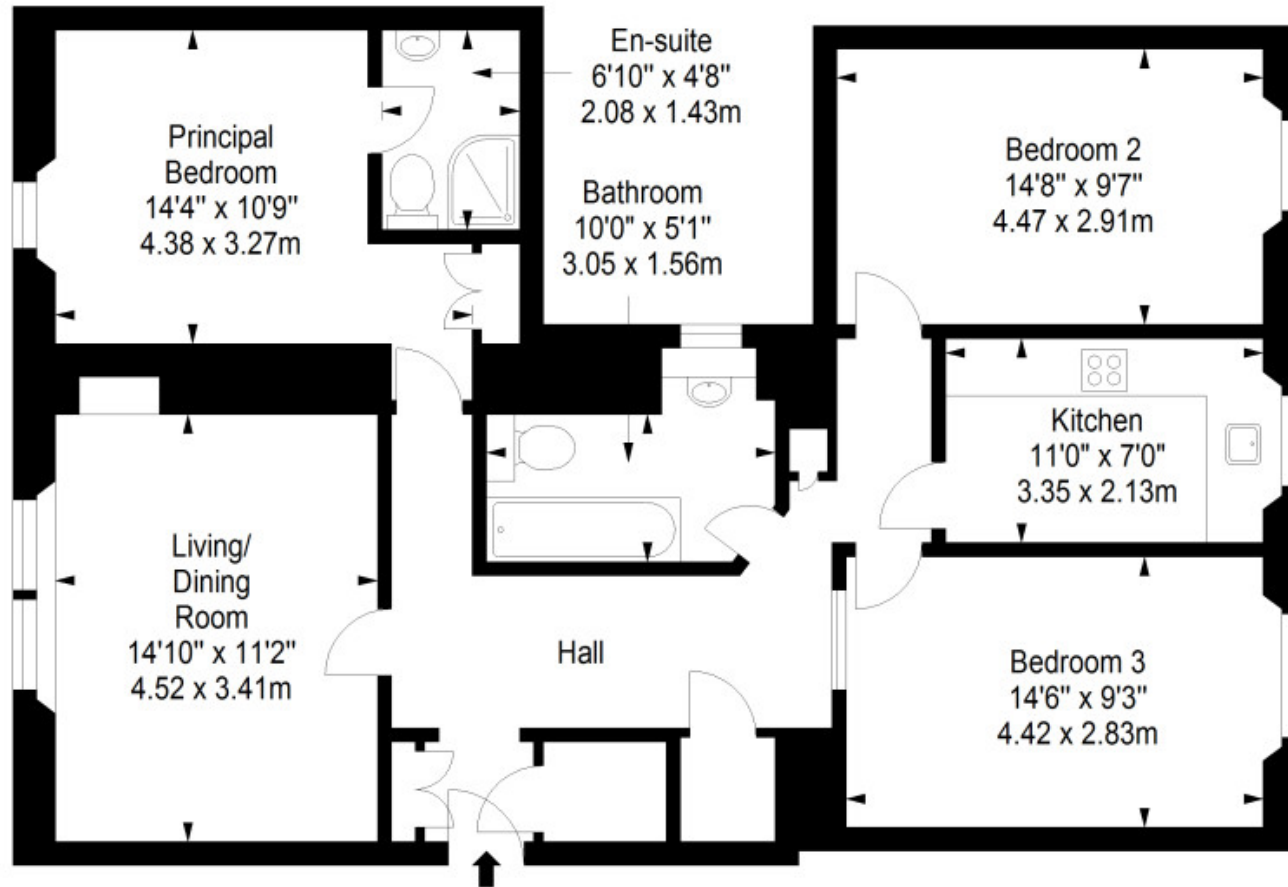
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

Approx. 98.7 sq. metres (1062.4 sq. feet)



Total area: approx. 98.7 sq. metres (1062.4 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.