



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. Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

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:



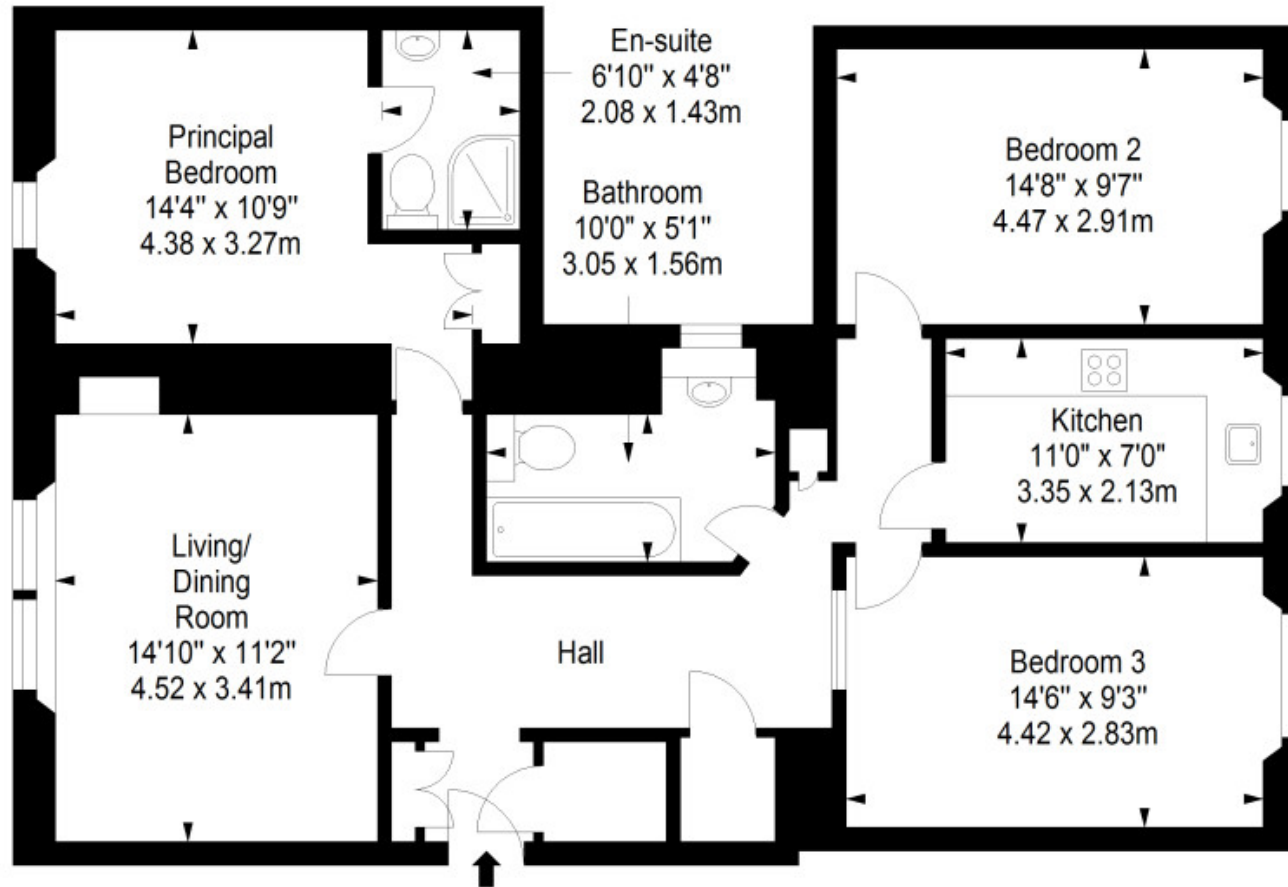
COUNCIL TAX BAND:



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

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BORDERS

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