



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 6, 81 KIRK BRAE

Liberton, Edinburgh, EH16 6HH



Benefiting from Arthur's Seat views, convenient residents' parking, and access to attractive communal gardens, this characterful and versatile flat lies on the second floor of a handsome listed conversion in desirable Liberton, just three miles from the city centre. It offers wonderfully light and airy interiors, and incorporate an impressive reception hall with space for a study/sitting area, a modern bathroom, an elegant living room with period features, and a tasteful contemporary kitchen open to a dual-aspect dining room featuring a homely stove. The property also offers buyers excellent flexibility, providing configurations for three bedrooms and one reception area, or if preferred, two bedrooms and two reception areas.

Extras: All fitted floor and window coverings and light fittings are included. Please note, some images have been virtually staged for illustration purposes.



FEATURES

- Well-connected suburban address
- Envious outlook towards Arthur's Seat
- Minimalist décor and period features
- Second/top-floor flat within a Victorian C-listed conversion
- Secure communal entrance and stairs
- Bright and spacious reception hall/study/sitting room
- Southerly-facing kitchen open to a dual-aspect dining room
- Two dual-aspect double bedrooms
- Third double bedroom/living room with open views
- Modern bathroom with shower-over-bath
- Useful built-in storage
- Attractive communal gardens
- Communal cellar and bike shed
- Residents' parking
- Gas central heating







"SET WITHIN A VICTORIAN
FORMER SCHOOLHOUSE,
THIS EXCLUSIVE RESIDENCE
BENEFITS FROM
CAPTIVATING CITY VIEWS
AND ON-SITE PARKING."





EPC RATING:



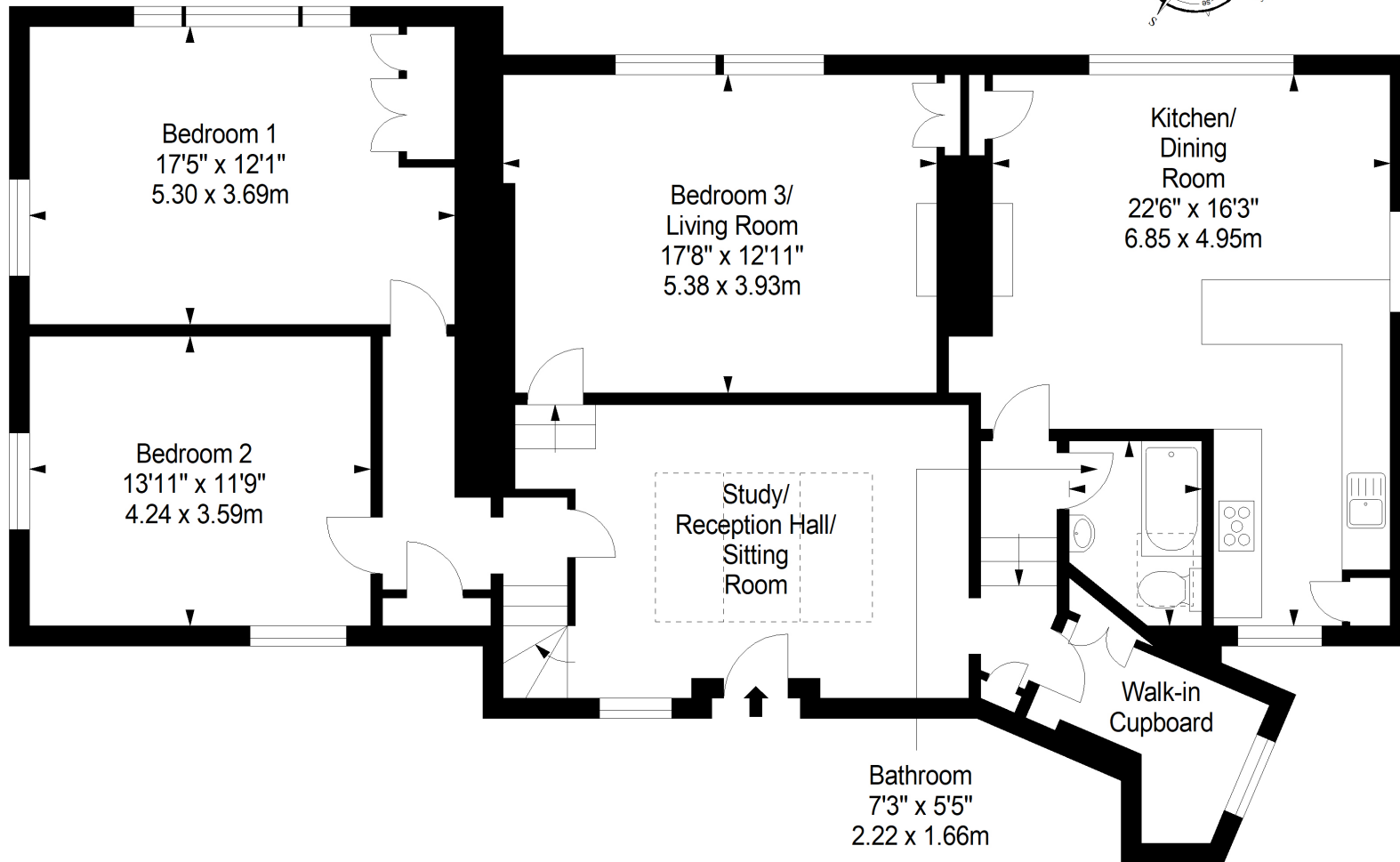
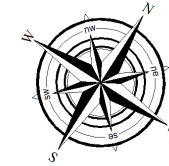
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 129.7 sq. metres (1396.1 sq. feet)



Total area: approx. 129.7 sq. metres (1396.1 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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