

**81/1 Kirk Brae  
Edinburgh EH16 6JJ**

**Offers Over £390,000**

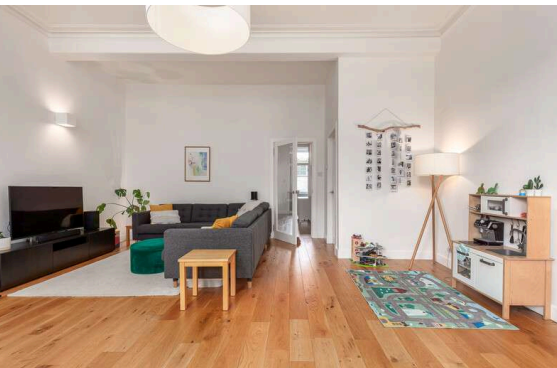
- Beautiful bay window lounge
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Two double bedrooms and one single bedroom with master featuring en-suite
- Family bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Stunning communal garden surround property
- Residents off-street parking

**Council Tax Band: E**

**Tenure: Freehold**

**Annual Service Charge: £720**

**Shared Ownership: N**



## Maindoor Flat

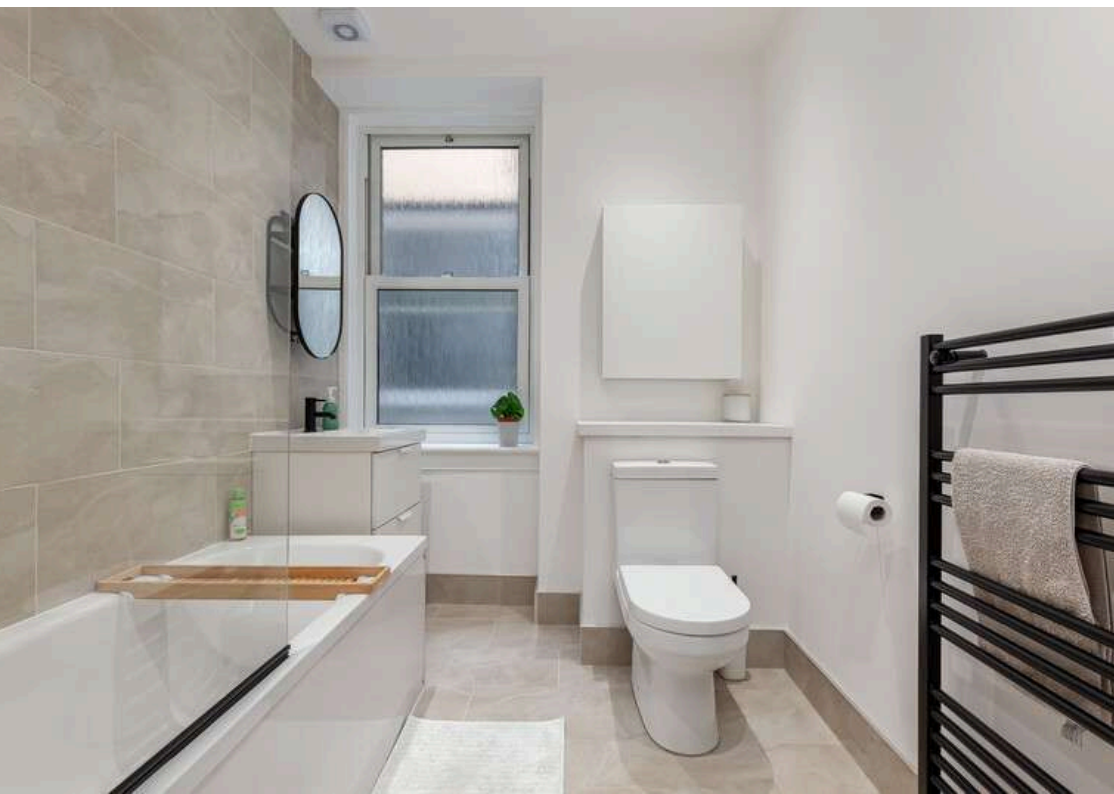
Blair Cadell are delighted to bring to market this beautifully presented maindoor flat forming part of stunning School conversion. Fully renovated throughout with three bedrooms and superb living space, the property would be ideal for a range of different purchasers and must be viewed.

The accomodation comprises of a stunning bay window lounge featuring engineered wood flooring throughout and a decorative fireplace making it ideal for relaxing with friends and family. A newly fitted kitchen/diner which is ideal for hosting fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There are two double bedrooms and a single bedroom with the master bedroom featuring fitted wardrobes offering plenty of useful storage space and an en-suite fitted with a two piece suite. A family bathroom fitted with a three-piece suite and mains shower over the bath. The hallway offers a useful home working space as well as three storage cupboards. Gas central heating and double glazing throughout for maximum efficiency. Beautifully kept gardens that surround the property ideal for enjoying the summer month with a useful outbuilding and cellar that offers plenty of useful storage space for bikes and garden furniture. Off-street residents parking is readily available.

Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and less than ten minutes from the city by-pass. It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and the Royal Infirmary and the Medical School. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury

**Viewing by appointment on 0131 337 1800**

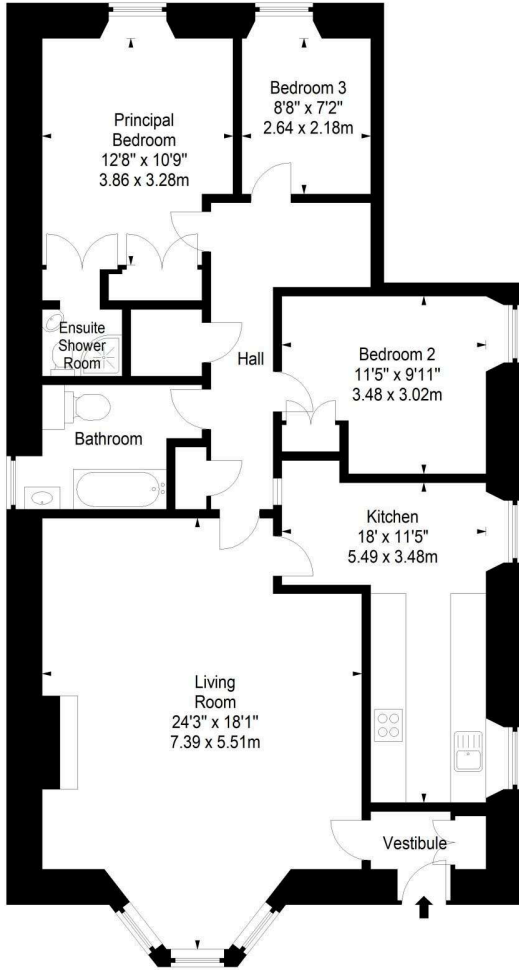




Kirk Brae,  
Edinburgh,  
Midlothian, EH16 6JJ



Approx. Gross Internal Area  
1134 Sq Ft - 105.35 Sq M  
For identification only. Not to scale.  
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Ground Floor



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1 Harrison Gardens  
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