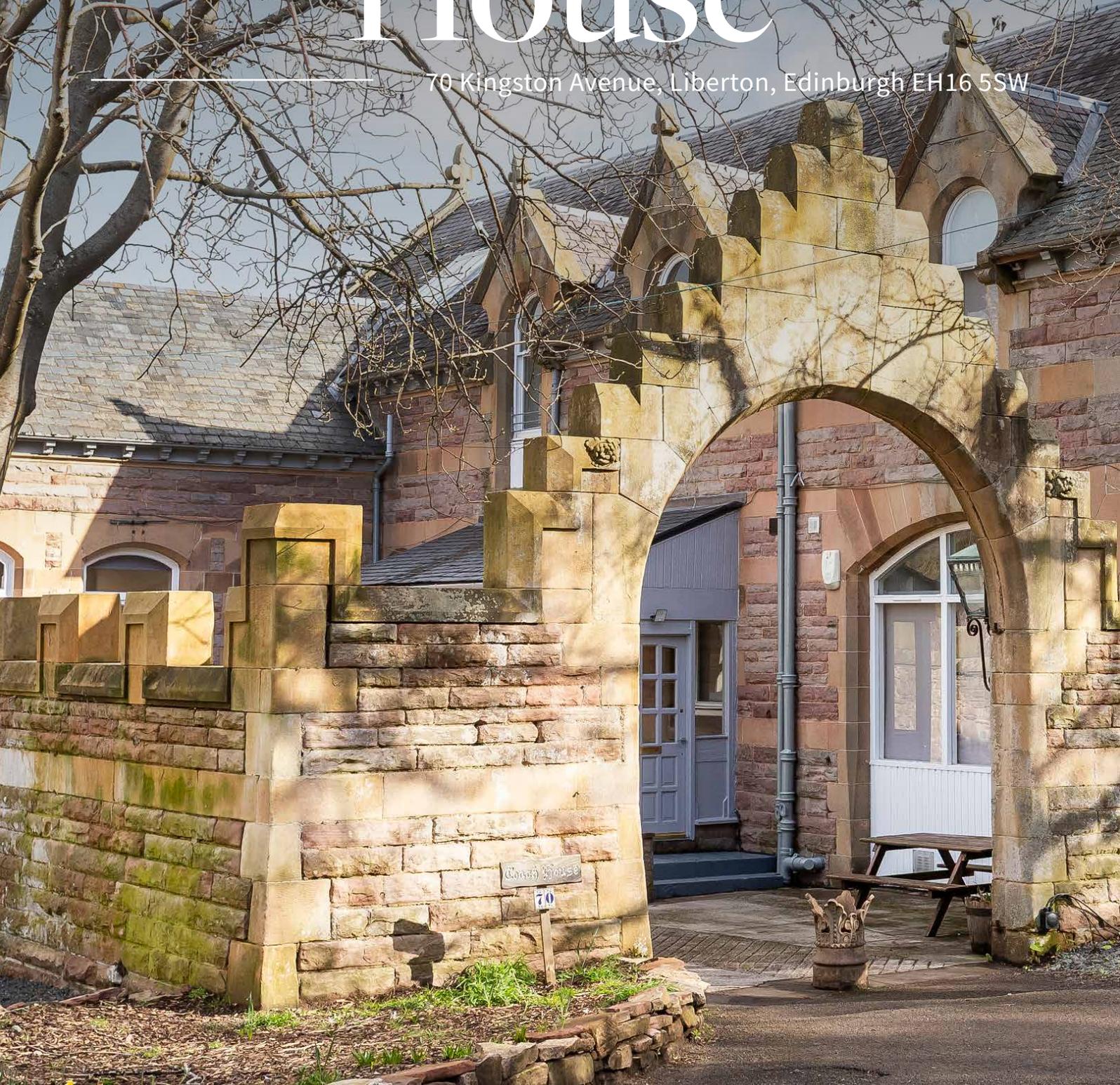


# The Coach House

70 Kingston Avenue, Liberton, Edinburgh EH16 5SW



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# A unique family home

in an exclusive part of Liberton

A unique opportunity to purchase a piece of Scottish history. This four/five-bedroom property forms part of the category 'B' listed Coach House at 70 Kingston Avenue in sought-after Liberton. Originally built as stables for Kingston House, this characterful home has many original features, including a crowstepped ashlar entrance arch, horse tethering rings, Victorian lantern, and French Gothic detailing. It is a highly versatile property which boasts the large, light-filled interiors expected of its period, coupled with modern decoration in neutral tones for a walk-in condition. Covering 1621 square feet, it further benefits from an open-plan living area and stylish kitchen, a second (flexible) reception room or fifth bedroom, and a contemporary bathroom and WC. The property also has a private garden and section of courtyard, as well as three private parking spaces. In addition, it has a HMO license making the home ideal for both families and investors seeking a turn-key property.

## General Features

- A stunning family home in walk-in condition
- Part of a Victorian B-listed former stable block
- Lots of original features and French Gothic detailing
- Exclusive setting in highly sought-after Liberton
- Modern neutral interiors with a high-end finish

## Accommodation Features

- Welcoming entrance hall with shared downstairs storage
- Expansive, open-plan kitchen/living/dining room
- Shaker-inspired kitchen with integrated appliances
- Large, dual-aspect family room/fifth bedroom
- Bright first-floor landing with attic access and WC
- Four bedrooms (two doubles and two flexible spaces)
- Contemporary 3pc bathroom with overhead shower
- Gas central heating and a mixture of glazing styles

## Exterior Features

- Private garden
- Communal front courtyard with a section for private use
- Private off-street parking with three spaces





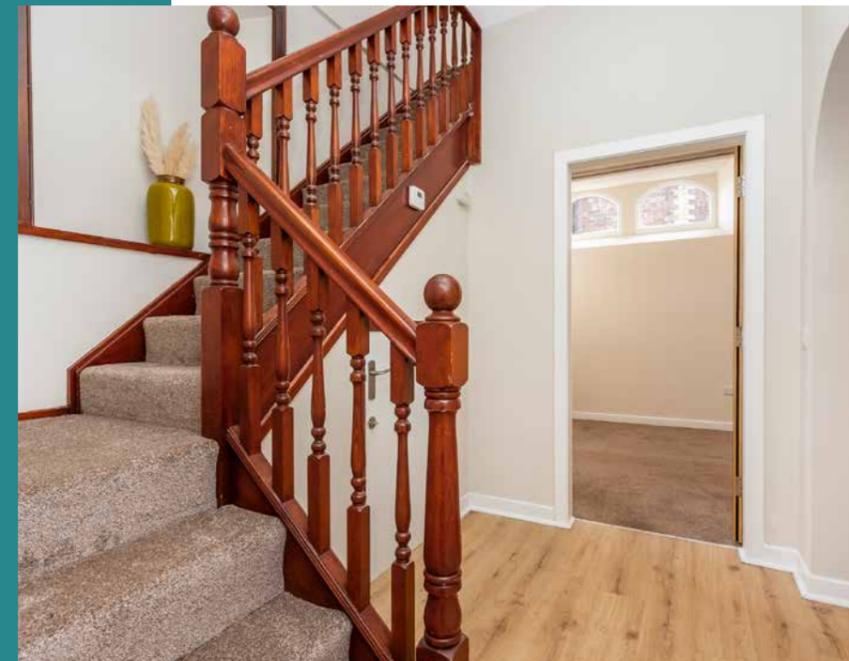


# Discover a striking

Victorian family home with pristine interiors

Beginning with a lovely first impression, the home's front door opens into a pristine hall that instantly establishes the interior standards. It sets a high bar for the following accommodation and provides shared understairs storage too.

Welcome to a stunning, two/one-reception room, four/five-bedroom house which balances the grandeur of Victorian architecture with sumptuous modern interiors, providing a unique family home in an exclusive part of Liberton.



# Expansive, open-plan

kitchen/living/dining room





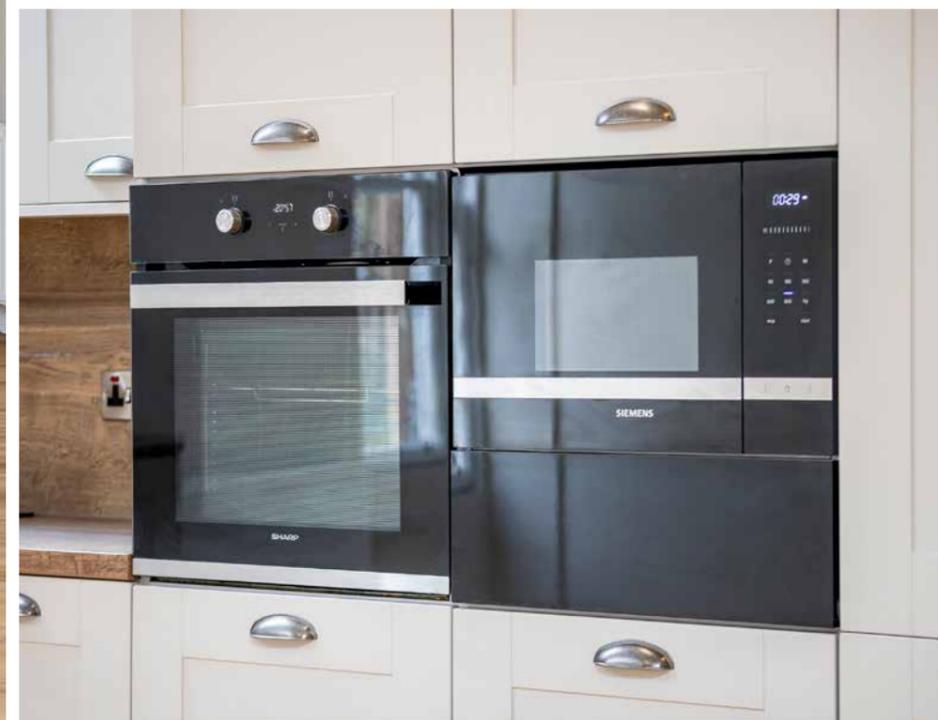
“...brightly illuminated by a window and additional skylights...”

The two reception rooms are on the first floor, extending off a bright landing (which also has access to an insulated attic). The open-plan kitchen, living and dining room is the heart of the home. Covering 358 square feet, it provides expansive dimensions to easily accommodate a wide range of furnishings and layouts. It is brightly illuminated by a window and additional skylights, and is further enhanced by the neutral palette and wood-style LVT floor.

# Large, dual-aspect family room or fifth bedroom

The second reception area is a large family room which spans over 230 square feet. This dual-aspect space presents homeowners with excellent versatility. It is perfect as a more intimate reception area for relaxing after a long day and could work equally well as a fifth bedroom. In short, it is a space that can grow with you and your needs.





# Shaker-inspired

kitchen with integrated appliances

The Shaker-inspired kitchen is the perfect complement to the open-plan reception area, its similar colour palette adding to the modern aesthetic and impressive sense of space. It offers generous cabinet storage at base and wall level, alongside wood-toned worktops with matching splashback panels that are easy to clean. Integrated appliances finish the elegant look, ensuring smooth lines and a continuous design (induction hob, raised oven, raised microwave, fridge/freezer, dishwasher, and washing machine).

Fostering a peaceful ambience



# Excellent flexibility



Softly carpeted and maintaining the neutral palette, the four bedrooms all foster a peaceful ambience that is light and airy. The principal bedroom (with built-in storage) and the dual-aspect second bedroom are both large doubles.

The third and fourth bedrooms, on the other hand, are flexible spaces – the former enjoying access to a private garden and the latter being the ideal size for an office or child's room.

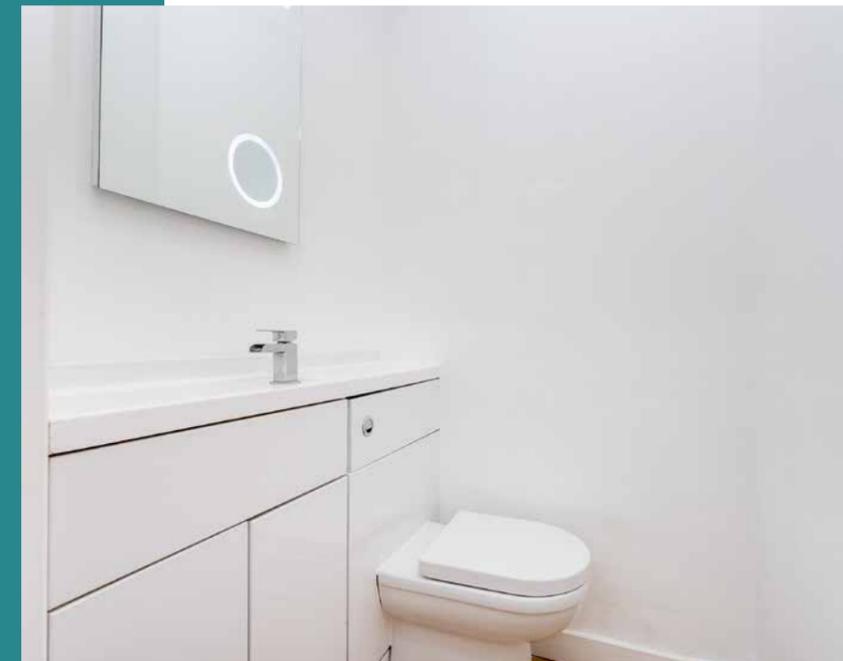


# Contemporary style

and convenience

The home features a ground-floor bathroom and a first-floor WC for added convenience. Neutrally presented, the bathroom has a contemporary aesthetic and three-piece suite, which incorporates a towel radiator, a storage-set washbasin, a toilet, and a bath with an overhead shower.

The property has gas central heating and a mixture of glazing styles that add an abundance of character and natural light to the interiors.



# Private

garden and a communal  
front courtyard



Outside, there is an enclosed private garden just off bedroom three, as well as a charming front courtyard, a section of which is for private use by the property - great for afternoon tea in the sun. In addition, the property benefits from private off-street parking, with three spaces belonging to the home.

Extras: all fitted floor coverings, window blinds, light fittings, the landing's sideboard, and integrated kitchen appliances to be included in the sale.

Please note: some rooms have been virtually staged for illustration purposes.



View of Kingston House from the driveway

Property Name

The Coach House

Location

Liberton, EH16 5SW

Approximate total area:

150.6 sq. metres (1621.1 sq. feet)

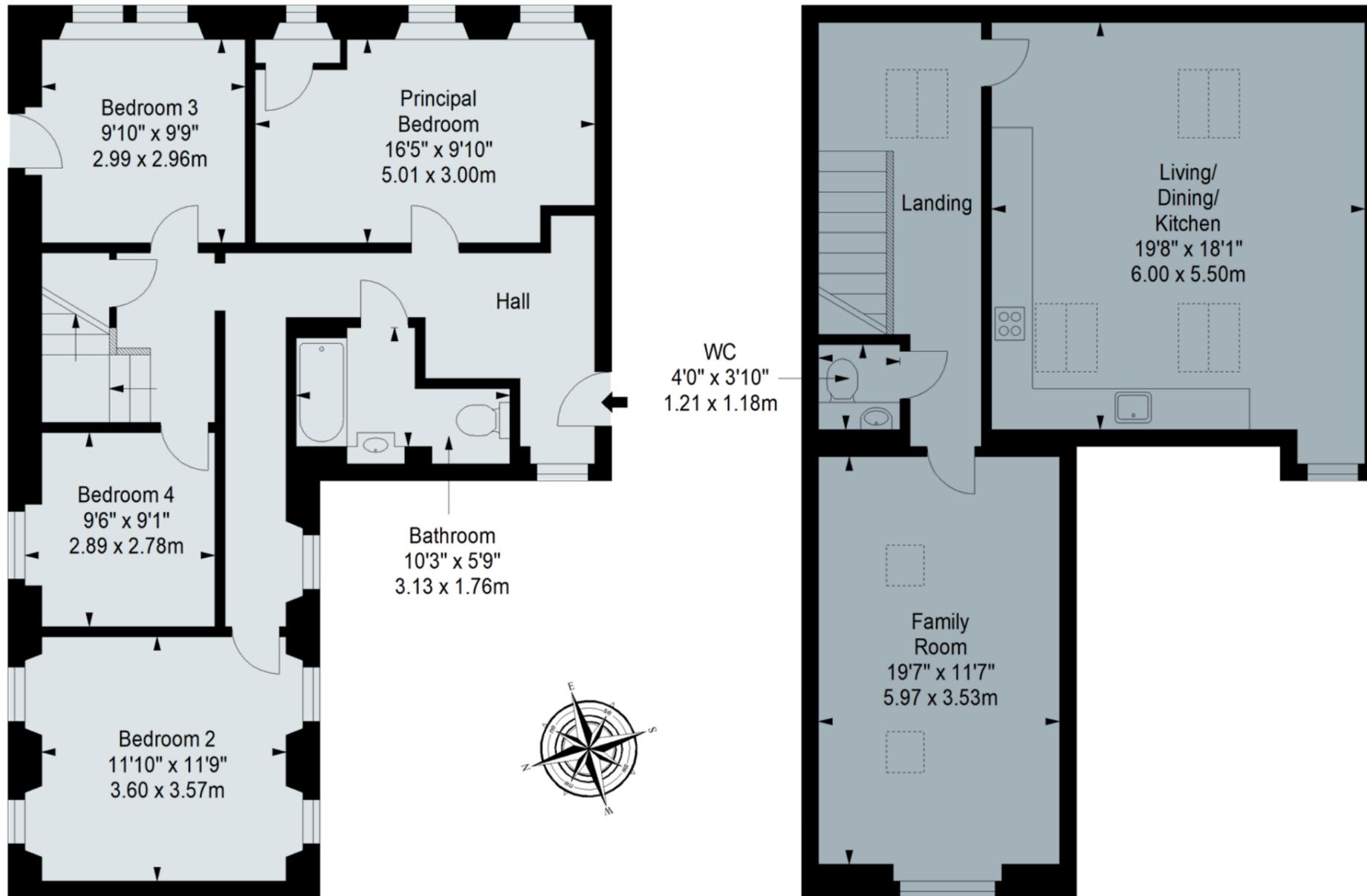
The floorplan is for illustrative purposes.  
All sizes are approximate.

- Ground Floor
- First Floor

EPC Rating - C

Council Tax Band - G

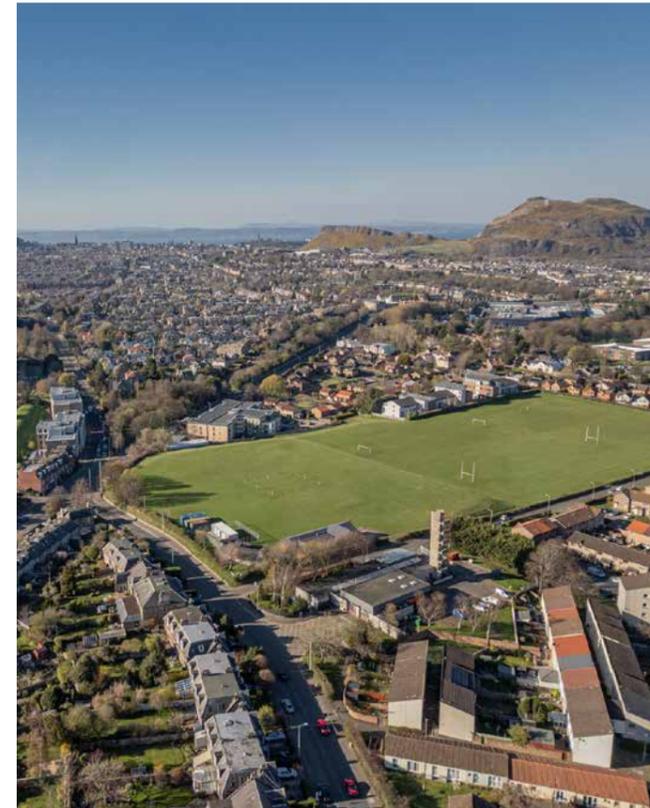
Home Report Value - £600,000





# Liberton

Tranquil green spaces on your doorstep



The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus

services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

Let us help you find your next  
**dream property!**



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.