



RALPH SAYER
SOLICITORS & ESTATE AGENTS

40 Kilngate Brae

Liberton, Edinburgh, EH17 8UU

40 Kilngate Brae

Welcome to 40 Kilngate Brae, an attractively presented semi-detached home set in the popular residential area of Liberton, within easy reach of Edinburgh city centre. This stylish property features a spacious living room with a modern limestone electric fireplace, a well-appointed kitchen with a generous understairs storage cupboard, and an adjoining dining room with French doors opening to the garden. The home further offers two comfortable bedrooms, a versatile study or nursery, and a contemporary bathroom with overhead shower, a wall-hung mirror and vanity storage. Outside, there is a southeast-facing private rear garden with outdoor seating and a private driveway, as well as an allocated parking space.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Factor: The factor is managed by James Gibb at an approximate monthly cost of £15, which includes maintenance of communal gardens in the development.

Property Summary

- Semi-detached house in Liberton
- Immaculately presented modern interiors
- Entrance vestibule
- Spacious living room with fireplace
- Well-appointed kitchen with an understairs storage, interconnected with
- Dining room cupboard and French doors
- Main bedroom with wardrobe storage
- Sunny second bedroom with
- Versatile study/nursery
- Family bathroom with a shower-over-bath
- Private garden sunny to the rear with outdoor seating space
- Private driveway and an allocated parking space
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £235,000







Well-appointed kitchen
with an understairs storage,
interconnected with
the dining room







Main bedroom with
wardrobe storage and a
sunny second bedroom





Let us help you find your next
dream property!



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CHARTERED FIRM

DISCLAIMER

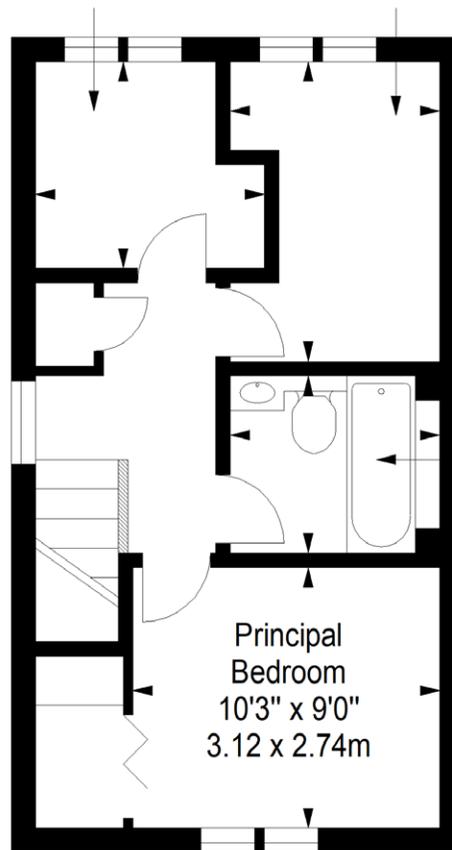
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not 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.

First Floor

Approx. 32.4 sq. metres (348.7 sq. feet)

Study/ Nursery
7'9" x 6'11"
2.36 x 2.11m

Bedroom 2
10'0" x 7'1"
3.05 x 2.15m



Bathroom
7'0" x 6'0"
2.13 x 1.83m

Principal
Bedroom
10'3" x 9'0"
3.12 x 2.74m

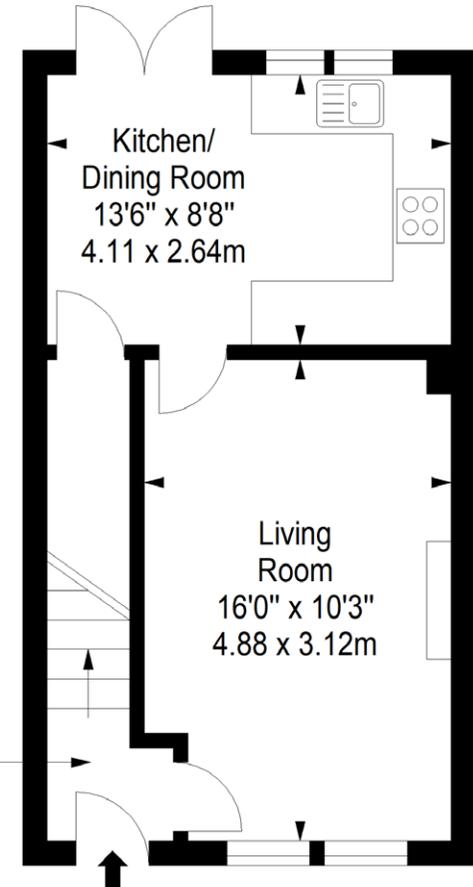
Vestibule

Ground Floor

Approx. 32.4 sq. metres (348.7 sq. feet)

Kitchen/
Dining Room
13'6" x 8'8"
4.11 x 2.64m

Living Room
16'0" x 10'3"
4.88 x 3.12m



Total area: approx. 64.8 sq. metres (697.4 sq. feet)