



149 (1F) Liberton Brae

Edinburgh, EH16 6LD

Offers Over £275,000

Viewings By Appointment

Please call 07771 757 911

Ready To Go: Fabulous, Renovated Upper Flat With Private Garden & Garage, Located In Popular Neighbourhood And Offering Impressive Views Plus Convenience For Excellent Shopping, Services & Transport Links

- Living Room
- Family/Dining Room
- New Kitchen
- 2-Double Bedrooms
- Bathroom
- Hall & Generous Storage
- Enclosed Private Garden
- Garage
- Dual Aspect & Two Entrances
- New Combi Boiler\
- Double Glazing
- Recently Upgraded



Discover this fabulous dual aspect upper flat in the well regarded Liberton area with easy access to diverse shopping, services, and transport links. Lovingly and substantially renovated within the past year, this property boasts a new kitchen, new fitted flooring throughout, and contemporary redecoration in light, neutral tones. A new combi boiler and various other improvements add to the property's appeal. With generous storage capacity and spacious rooms, this property offers flexibility and potential for further development, including into the attic space (subject to any necessary consent). The flat features both front and rear entrances, a generously sized private garden, and a secure brick-built garage to the rear. Its high position affords exceptionally appealing views of Arthur's Seat to the north east and the Pentland Hills to the south west.

Choose your entrance: Entering the property by the secure front stair, shared with only one other property, leads to the **internal hall**, which is spacious enough to accommodate typical hall furnishings and provides access to one of two full-height walk-in storage/utility rooms. In keeping with the rest of the property, the hall is very well-presented, having been recently redecorated and floored.

Living Room: Relax in this well-proportioned and bright living space that features twin, corner windows with an open, southwesterly outlook toward the Pentland Hills. Integrated recessed storage adds to the room's functionality while the ceiling cornice detail and picture rail add refinement to the contemporary wall finish and attractive new flooring.

The beautifully renovated **kitchen** includes white, high-gloss units and new appliances. It features a contrasting electric oven, hob & extractor hood, a Bosch tall fridge-freezer, and a washing machine. Natural light floods the space through two windows, one of which offers a stunning view to the city and Arthur's Seat. Recessed downlights have been installed into the new ceiling.

Sunrise over Arthur's Seat can be enjoyed with the expansive views from the rear windows of this flat. The **dining / family room** provides direct access to the kitchen and includes the second full-height walk-in storage/utility room and a window overlooking the rear garden with the panoramic view beyond.

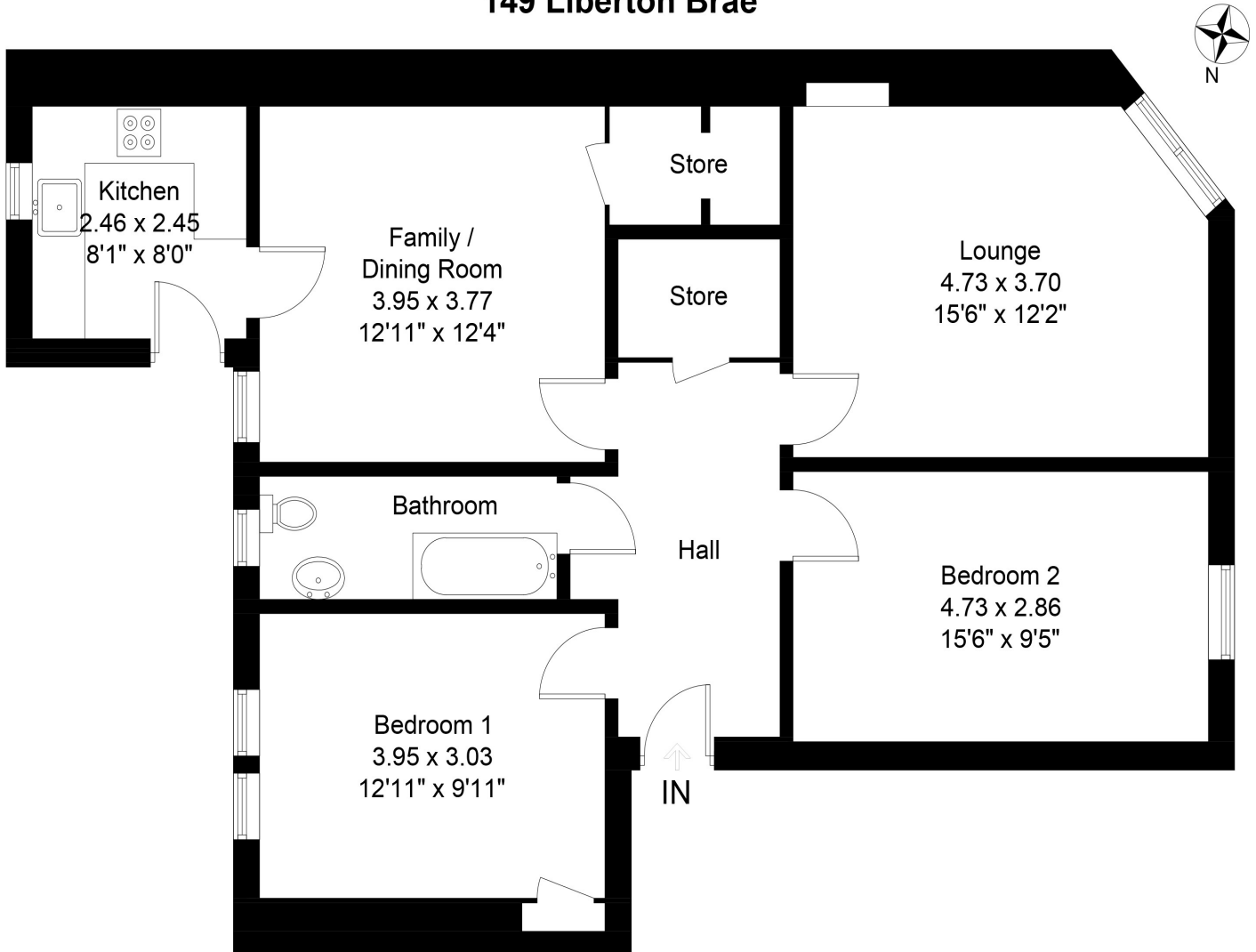
Double Bedroom 1: This rear-facing bedroom includes integrated storage, while the twin windows offer a peaceful outlook over the garden to the city, Arthur's Seat and the Firth of Forth beyond.

Double Bedroom 2: Similarly sized, the front double bedroom is equally well adorned with fresh wall decor and a newly fitted carpet. The **bathroom** features white, 3-piece sanitary ware and an electric shower over the bath. The new ceiling is adorned with recessed downlights and the practical, new floor tiling complements the ceramic wall tiling that surrounds the room. Storage is available beneath the sink and a fitted mirror adds to the room's functionality. Natural light streams in from the window, creating a bright and welcoming ambiance.

Exterior: Rare benefits for an upper flat in Edinburgh are the **second entrance**, plus spacious, private garden with driveway and brick-built garage. The **garage** has an electric door, electrical sockets and lights, plus a window and is accessed via the gated drive from Wolridge Road. The enclosed garden combines mature border shrubs and bushes with a low maintenance pebbled drying area and the access path leading from the garage. There is also unrestricted parking on Wolridge Road and neighbouring streets.

Location: Liberton is a popular residential district south of Edinburgh City Centre. Not far away are major shopping options at Cameron Toll Shopping Centre and Straiton Retail Park, plus all the diverse amenities in Newington en route to the city centre. Schooling is well-represented from nursery to senior level and the property is close to Edinburgh University King's Buildings and only a short drive from Edinburgh Royal Infirmary. Outdoor activities are available at nearby golf courses and parks such as Liberton Park, Braid Hills, the Pentland Hills and Holyrood Park. Efficient public transport operates to most parts of the city and beyond, and easy access to the city bypass makes commuting by car relatively easy.

149 Liberton Brae



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point. Not to scale.

Approx Internal Area: 85 sq m

EPC Rating: D

Council Tax Band: D

Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Thinking of Selling?

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Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.

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Aikman Bell Solicitors & Estate Agents

19 Cadzow Place, London Road, Edinburgh EH7 5SN

T: 0131 661 0015 E: admin@aikmanbell.co.uk F: 0131 661 0150 www.aikmanbell.co.uk