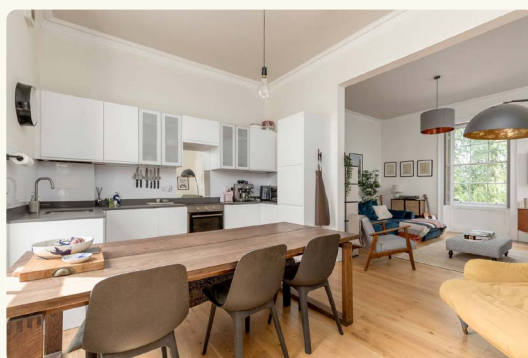




18A Liberton Brae, Liberton
Edinburgh, EH16 6AE



An extremely impressive main door flat which benefits from a south facing private patio and an allocated parking space

 1 Bed  1 Bath  1 Reception

An extremely impressive main door flat which benefits from a south facing private patio and an allocated parking space, situated in a tranquil setting within the popular area of Liberton. Forming part of a handsome B Listed conversion this stone built property offers a stylish walk in home which is full of character and charm. The property is accessed via an entrance porch which leads to the hall. The sitting room enjoys a wonderful leafy outlook and boasts a feature fireplace with newly installed stove and working shutters. The stylish fully fitted dining kitchen offers a wonderful space to entertain, with a window to the rear overlooking the patio with working shutters. The dual aspect double bedroom has built in mirrored wardrobes, and the useful study has a utility cupboard and door to the private south facing patio. Completing the accommodation is a modern shower room.

Features

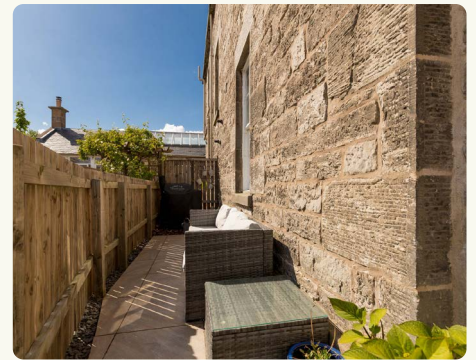
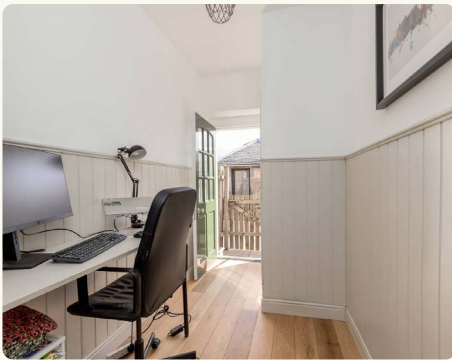
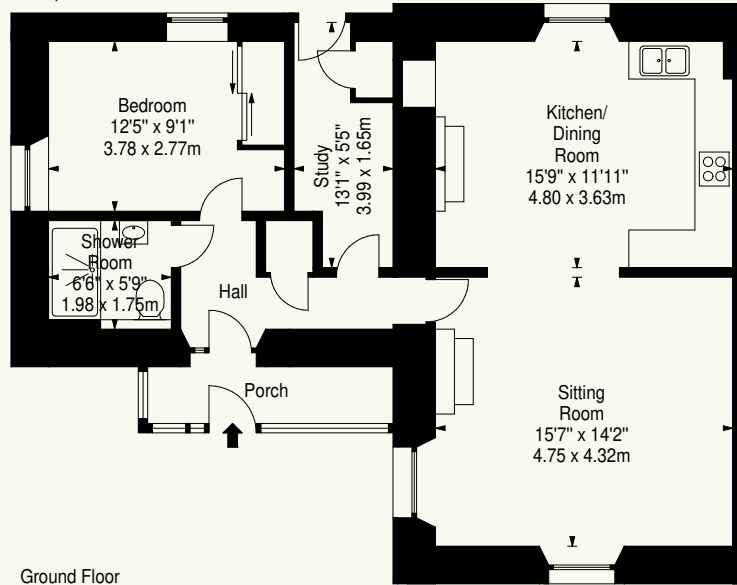
- Entrance porch
- Hall
- Sitting room with feature fireplace
- Stylish dining kitchen
- Double bedroom
- Study
- Modern shower room
- Gas central heating
- Sash and case windows
- Allocated parking space
- Private south facing patio
- EPC Rating C

Offers Over £295,000

Liberton Brae,
Edinburgh,
Midlothian, EH16 6AE



Approx. Gross Internal Area
825 Sq Ft - 76.64 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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 is less than 10 minutes from the city by-pass. It is a popular and attractive place to live surrounded by lovely open spaces in which to enjoy the outdoors. It also benefits from good access to schools, Edinburgh University King's Buildings, as well as the Royal Infirmary,

the Medical School and the Children's Hospital at Little France. The Straiton retail outlet is within easy reach by car and plays host to popular eateries, the majority of High Street names, as well as Ikea, Costco and large branches of both Asda and Sainsbury.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 0131 229 4040

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.