

66 Netherbank

LIBERTON, EDINBURGH, EH16 6YR



*EXCEPTIONAL FOUR DOUBLE
BEDROOM DETACHED FAMILY HOME*



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McEwan Fraser Legal is delighted to present to the market this impressive four double-bedroom detached family home, ideally situated within the highly sought-after Netherbank development in Liberton. Offering exceptionally spacious and flexible accommodation across three public rooms, together with an integral double garage, driveway and large rear garden, this is an outstanding family home that is presented in great decorative order and ready to move into.

The property offers an excellent balance of formal and informal living space, making it particularly well suited to modern family life. The welcoming living room provides a generous principal reception space, while the additional public rooms offer superb flexibility to suit the needs of the individual family. A particularly useful snug could very easily be converted into a fifth bedroom, giving the property the potential to provide five excellent bedrooms if required.





The impressive kitchen provides a well-appointed and practical heart to the home, with a separate dining room positioned directly off the kitchen, creating an ideal setting for family meals and entertaining. A separate utility room provides additional practicality, while a downstairs WC adds further convenience.

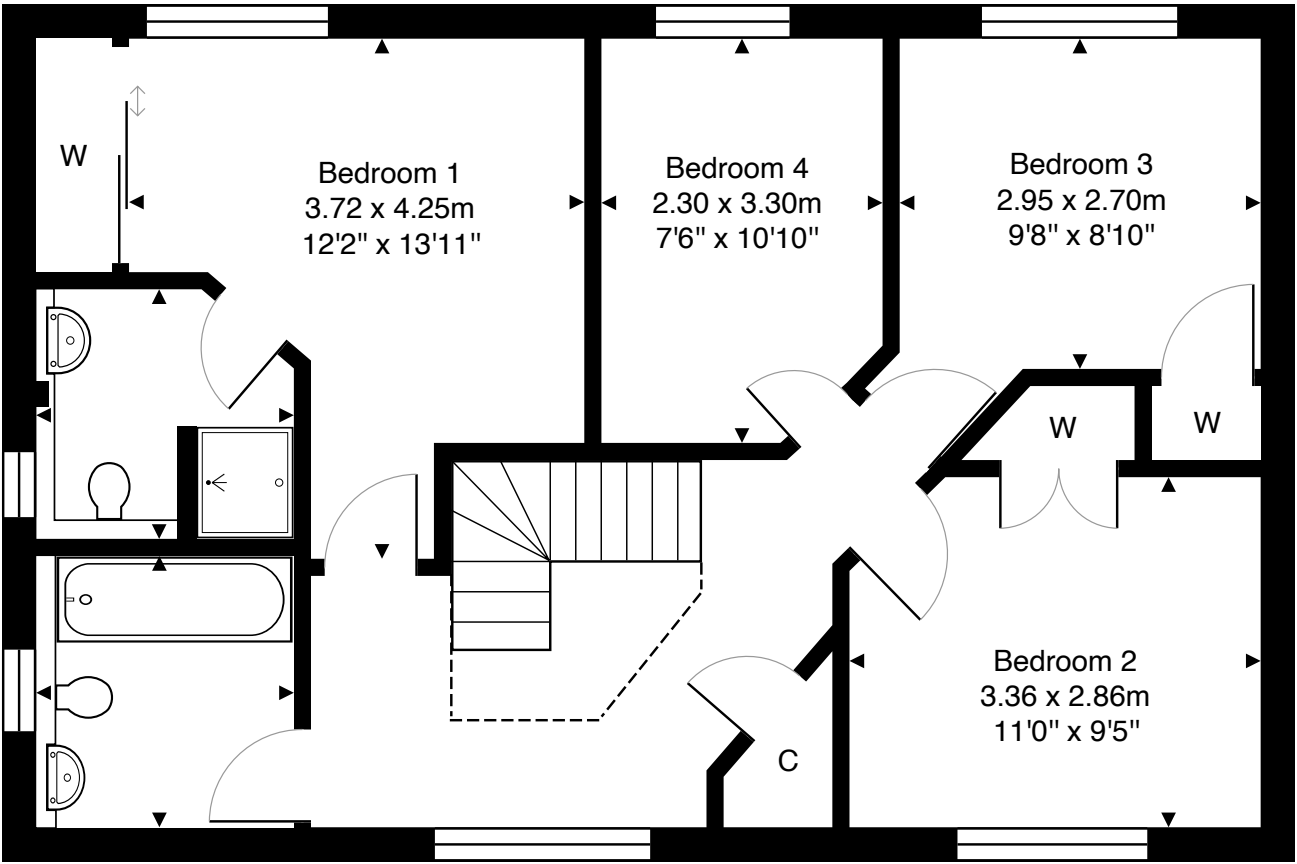
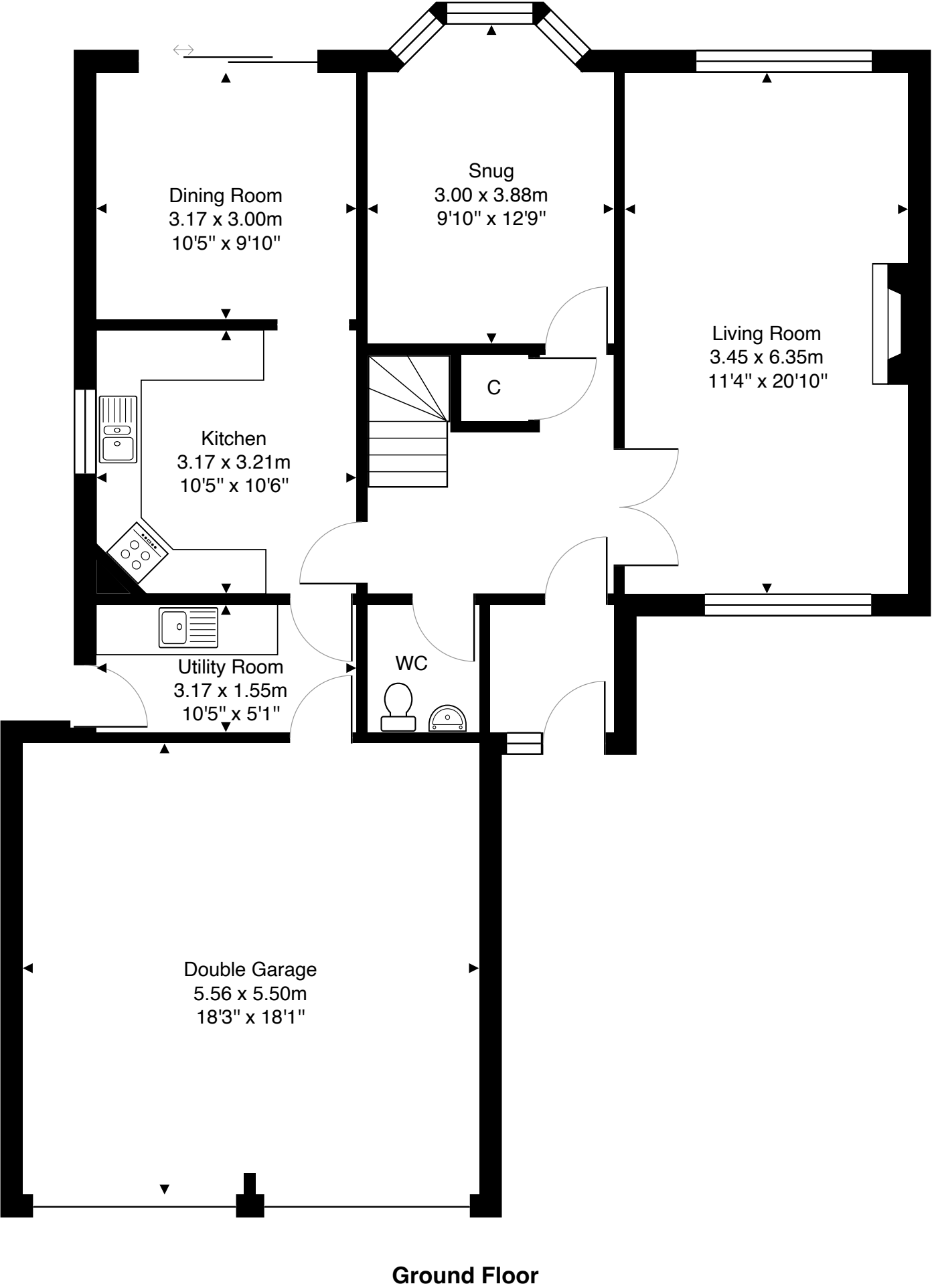


Upstairs, the property benefits from four exceptionally well-proportioned double bedrooms. The principal bedroom enjoys the added luxury of a private ensuite, while the remaining bedrooms are served by a well-appointed family bathroom.

Further benefits include gas central heating and excellent overall presentation throughout. The property has been maintained in great decorative order and offers a genuine opportunity for the new owner to move straight in and enjoy their new home.

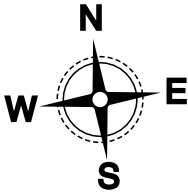






First Floor

Gross internal floor area (m²): 138m²
EPC Rating: C





Externally, the property continues to impress with a large rear garden providing an excellent private space for children, outdoor entertaining and relaxing. To the front, there is a generous driveway providing ample off-street parking, together with an integral double garage offering secure parking, storage or workshop space.

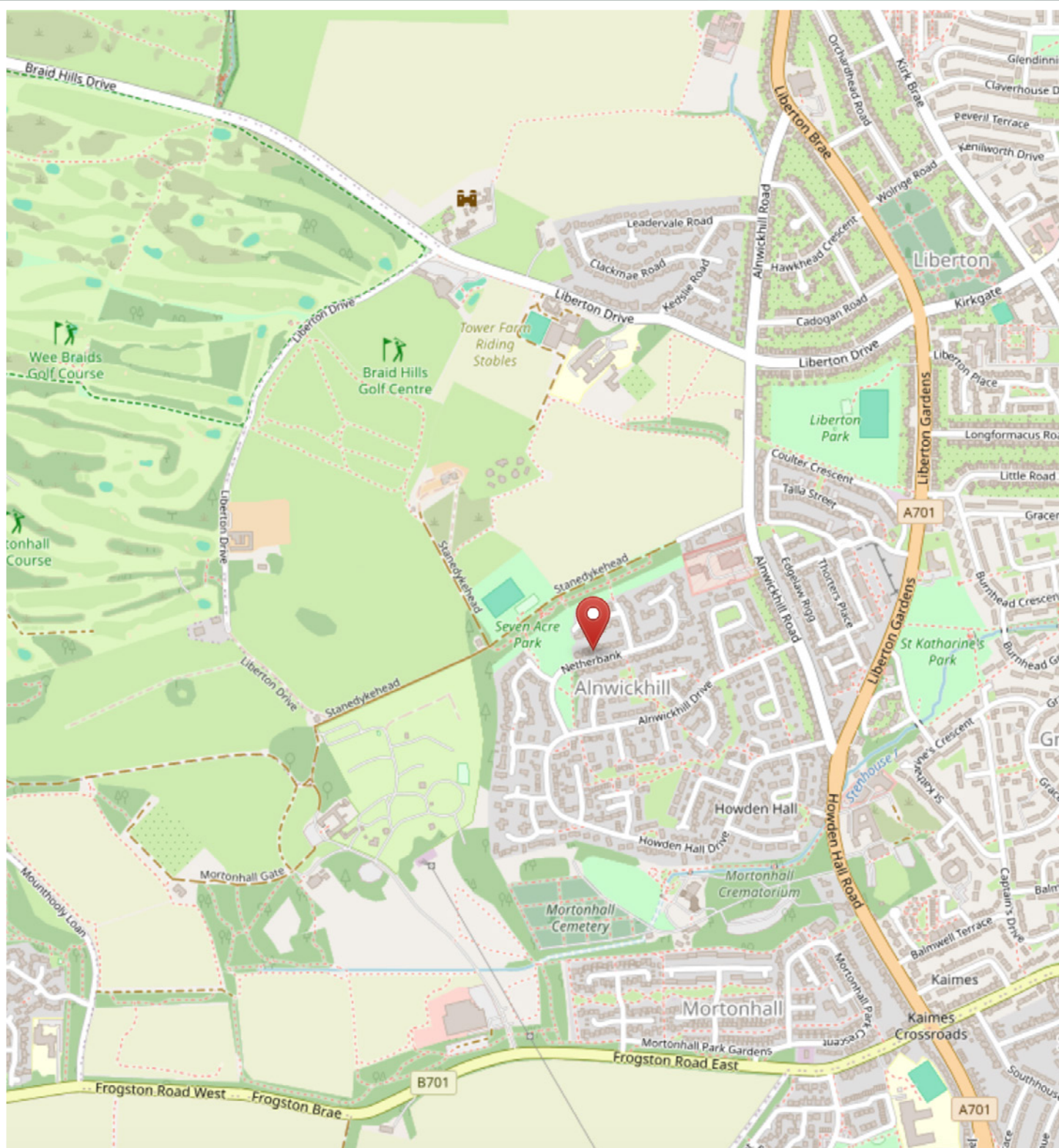
Netherbank is a highly desirable residential development within Liberton, offering an excellent family environment with easy access to a wide range of local amenities, highly regarded schooling, recreational facilities and transport links. Edinburgh city centre and the City Bypass are both readily accessible, making the location particularly convenient for commuters.

With four double bedrooms, three public rooms, the potential to create a fifth bedroom, a superb kitchen and dining arrangement, utility room, downstairs WC, ensuite, family bathroom, integral double garage, driveway and large rear garden, this is an exceptionally versatile family home offering generous accommodation in a highly desirable Edinburgh location. Early viewing is highly recommended.



Liberton is a sought-after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away. This area is well served by public transport, giving easy access to the many recreational, cultural and educational venues, and it is particularly convenient for easy access to the city bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



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