



RALPH SAYER
SOLICITORS & ESTATE AGENTS

15 Thorters Place

Liberton, Edinburgh, EH16 6FQ

15 Thorters Place

Set within a modern residential development in Liberton, this well-presented contemporary detached house offers spacious family accommodation over two floors, with private front and rear gardens, a garage and a driveway. The home combines bright, neutral interiors with a practical layout, making it an appealing choice for buyers seeking easy access to local amenities, schooling and transport links across Edinburgh. The ground floor opens with a welcoming hall and useful WC, leading to a generous living/dining room with French doors to the rear garden and a modern breakfasting kitchen. Upstairs, the principal bedroom enjoys an en-suite shower room, while two further bedrooms are served by a family bathroom. Gas central heating and double glazing complete the accommodation.

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

Factors: Trinity Factors - approximately £180 per year

Features

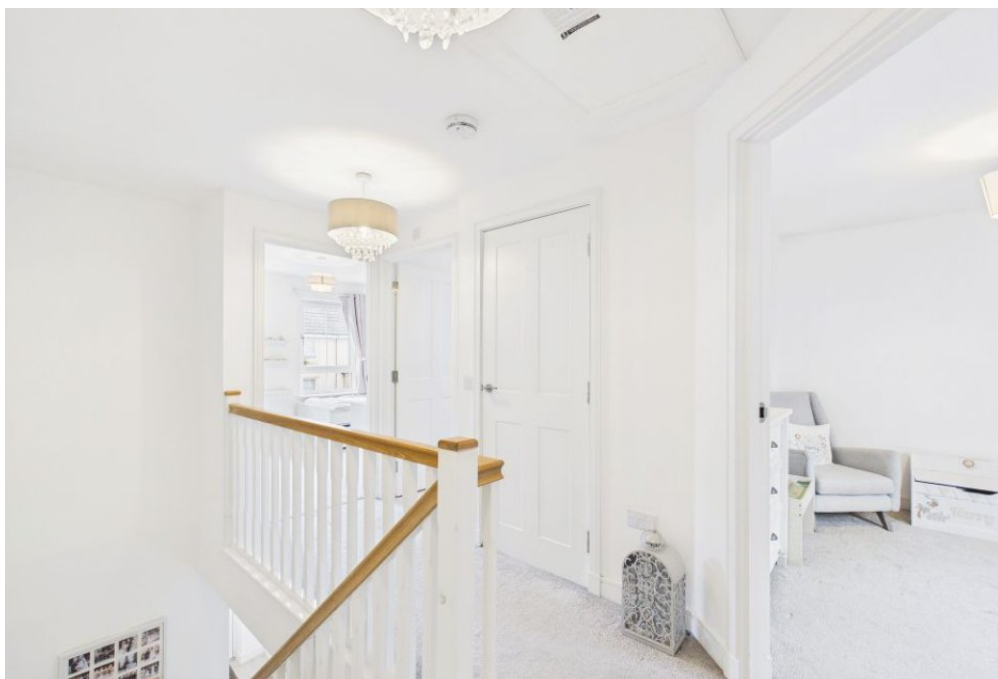
- Contemporary detached house in Liberton
- Bright, well-presented interiors throughout
- Welcoming entrance hall with WC
- Generous living/dining room with French doors to the rear garden
- Well-appointed breakfasting kitchen
- Landing with storage
- Principal bedroom with en-suite shower room
- Two more bedrooms, one with storage
- Family bathroom
- Floored attic
- Private lawned gardens
- Garage and driveway parking
- Gas central heating and double glazing







Generous living/dining
room with French doors
to the rear garden







[Click here
for a virtual tour](#)



Liberton, Edinburgh

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 hermitage of braid, 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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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.

Floorplan



Council Tax Band:
F

EPC Band:
C

Home Report Value:
£415000