



Property Description

Beautifully presented and particularly spacious, three-bedroom, end-terrace house, with a private garden. The property is quietly situated in a child-friendly, off-road position on the Kirk Brae, in the popular Liberton area, south of Edinburgh centre.

Comprises: an entrance hallway, living room, dining/kitchen, three double bedrooms, a family bathroom, and a ground floor WC.

In ready-to-move-in condition, highlights include a quality integrated kitchen, stylish bathrooms, and contemporary decor and lighting. In addition, there are multiple TV points, gas central heating, double glazing, and good storage provision. Externally, there is an enclosed rear garden that includes paved and wood-decked patios, a store shed, synthetic turf and a gate to Kirk Brae.

A welcoming entrance hall features carpeted flooring, an under-stairs store cupboard and gives access to the two public rooms and the WC. The spacious lounge includes a stylish feature fireplace, carpeted flooring, plain coving, two pendant light fittings, and French patio doors leading out to the garden.

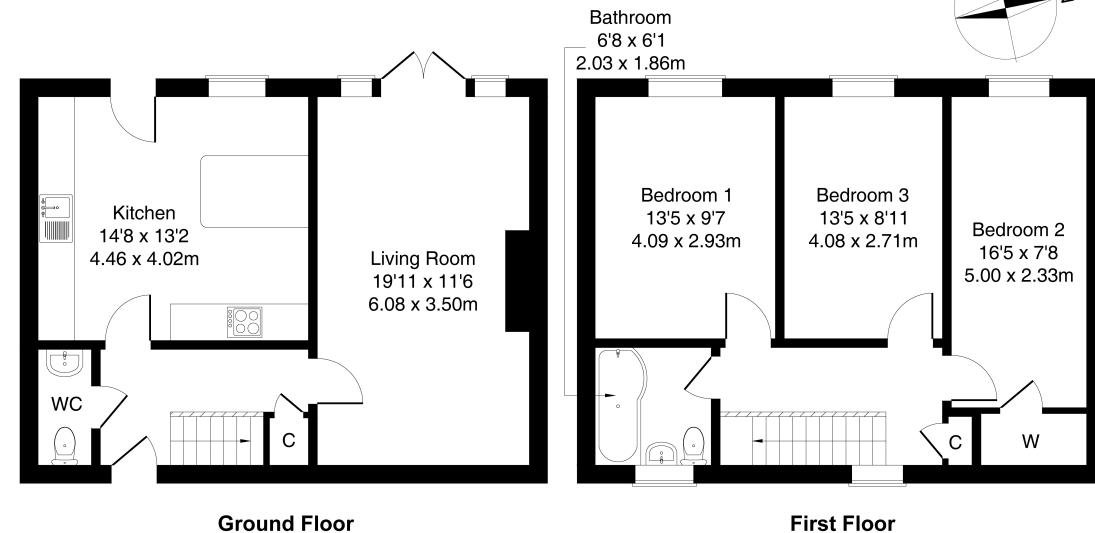
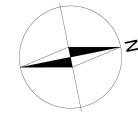
The generous kitchen also has a door to the garden, and features a wall-mount TV point and a quality quartz island/breakfast bar. Fitted with modern units, there are also stone-effect worktops with a matching upstand, a mosaic-tiled surround, unit downlighting, a sink with drainer, and an integrated fridge/freezer, washing machine, dishwasher, double oven, and a 5 ring gas hob with a canopy above.

On the first floor, an upper hall includes carpeted flooring and a window for additional natural light. Three well proportioned bedrooms are all set to the easterly-facing aspect and include carpeted flooring and ample space for freestanding storage, whilst bedroom two also includes a walk-in wardrobe. The bright, fully-tiled bathroom is fitted with a modern suite, including a mains shower over a P-shaped bath and LED feature lighting.

Qmov⁸ 10 Alloway Loan, Edinburgh, EH16 6XH

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Approximate Gross Internal Area: (1066 sq ft - 99 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Liberton is an established residential area south of Edinburgh city centre, offering an extensive mix of family orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces

are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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