

Flat 5,3 Nether Liberton Ct

EDINBURGH, EH16 5UN



*Bright and Spacious 2-Bed Flat in Desirable Location
– Perfect for First-Time Buyers or Investors*



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McEwan Fraser Legal is delighted to present Nether Liberton Court. This excellent two-bedroom flat offers a fantastic opportunity for first-time buyers or investors. The property combines spacious, well-designed interiors with a peaceful location, making it a truly exceptional home.

Upon entering, you are greeted by a generously proportioned hallway that immediately conveys a sense of space and practicality. This welcoming area provides access to the main living spaces, including the living room, both bedrooms and the family bathroom. The hallway also features built-in storage, ideal for maintaining an organised and clutter-free home.

THE LIVING ROOM



The living room is a standout feature, filled with natural light courtesy of French doors that open onto a Juliet balcony, offering picturesque views of the meticulously maintained communal gardens and the tranquil Braid Burn. The room's ample size allows for a versatile configuration of furniture, making it equally suited to relaxed evenings or entertaining guests.

THE KITCHEN



From the living room, you can step into the well-equipped kitchen, which is thoughtfully designed with a wide range of wall and base units, ensuring plenty of storage space. The kitchen features a four-burner NEFF hob, electric oven, and integrated extractor hood, while the stainless-steel sink is perfectly positioned beneath a rear-facing window, bringing in natural light. Generous work surfaces provide ample room for meal preparation, and there is space to comfortably seat up to four people, making it an inviting spot for casual dining or morning coffee. The wall-mounted Worcester boiler and gas meter are discreetly housed within a cupboard, ensuring practicality without compromising on aesthetics.





The master bedroom is a peaceful and inviting retreat, benefiting from fitted wardrobes that offer ample storage. A large front-facing window fills the room with natural light, while soft carpeted flooring adds a touch of comfort. The en-suite shower room, accessible from the master bedroom, is fitted with a tiled shower cubicle featuring a glazed door and mains mixer shower, a pedestal wash hand basin, WC, and durable vinyl flooring. The second bedroom is equally well-presented and offers a flexible space that could serve as a guest room, a child's bedroom, or a home office, catering to a variety of needs. The main bathroom complements the rest of the property, featuring a panelled bath, a pedestal wash hand basin, and a WC. A large built-in linen cupboard provides additional storage, while the vinyl flooring ensures durability and easy maintenance.

THE BATHROOM



BEDROOM 1



a peaceful and inviting retreat, benefiting from fitted wardrobes that offer ample storage



BEDROOM 2



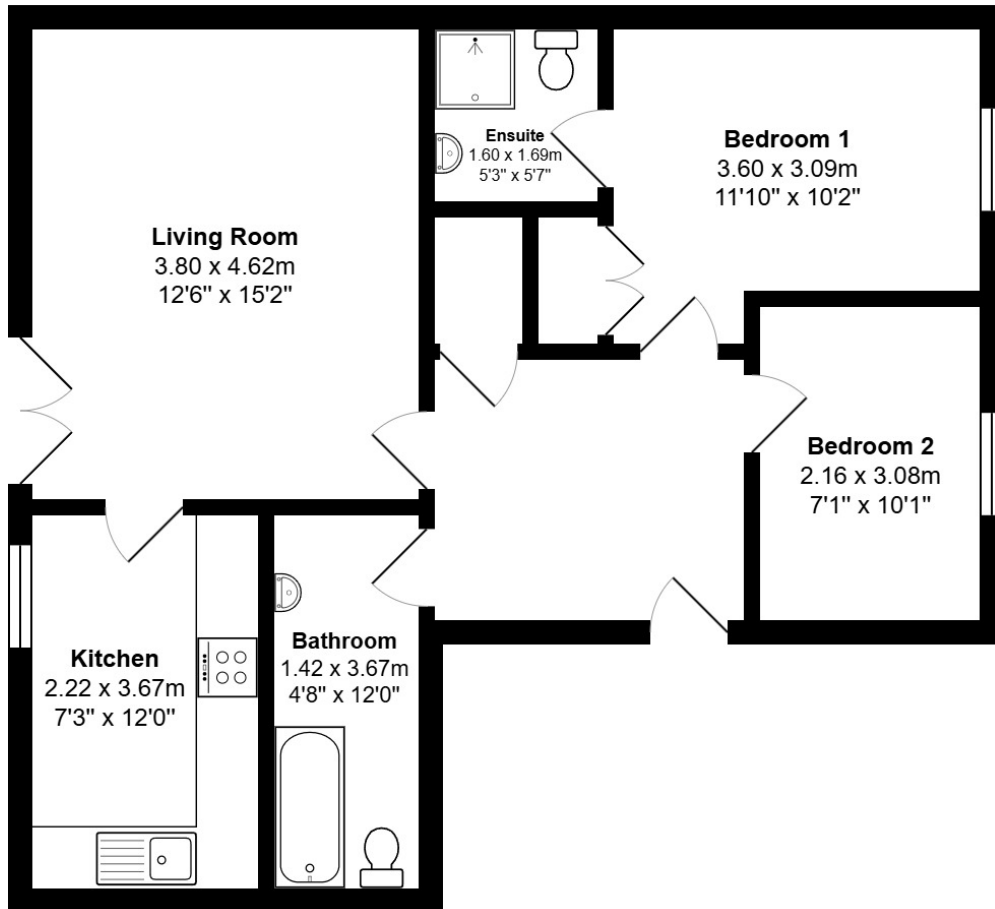
Situated in the sought-after Nether Liberton Court, this property enjoys a peaceful and leafy setting while being conveniently close to a host of local amenities, including shops, cafes, and highly regarded schools. The area is also surrounded by green spaces, with the Braid Hills and Hermitage of Braid offering fantastic opportunities for walking and outdoor recreation. Excellent transport links provide quick and easy access to Edinburgh's city centre and beyond, making this an ideal location for a variety of lifestyles. Residents also benefit from allocated and visitor parking.

Combining bright, spacious interiors with an enviable location, this two-bedroom flat offers the perfect balance of comfort and convenience. Whether you're looking to take your first step on the property ladder or seeking a strong investment opportunity, this property is sure to impress. Early viewing is highly recommended.

EXTERNALS

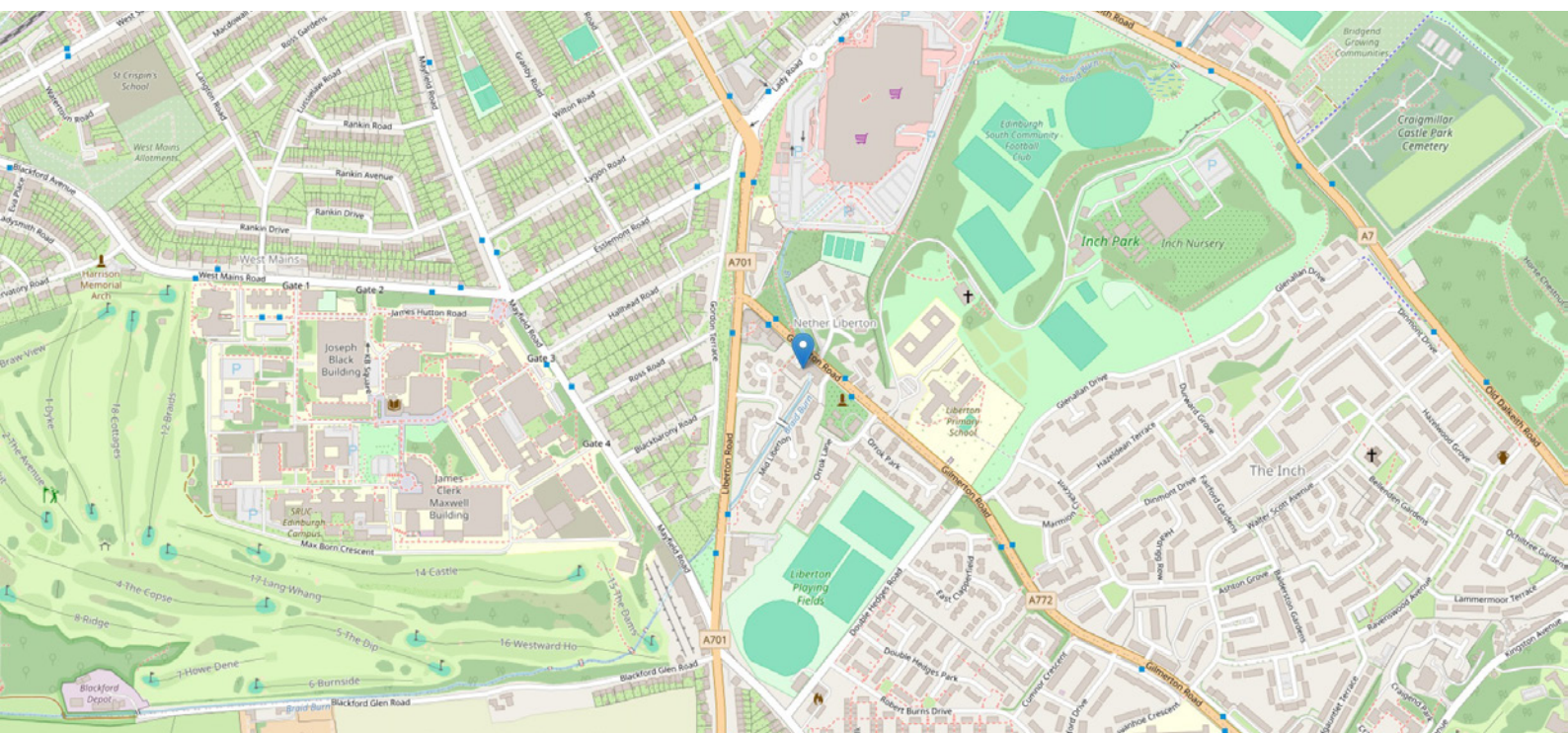


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 71m² | EPC Rating: C



THE LOCATION

Tucked away in a peaceful and leafy part of Edinburgh, this location offers the perfect blend of tranquillity and convenience, making it one of the city's most desirable areas. Surrounded by beautifully maintained communal gardens and the calming flow of the Braid Burn, residents can enjoy a serene, natural environment while still being within easy reach of everything the city has to offer.





For those who appreciate the outdoors, the nearby Braid Hills and Hermitage of Braid are a true highlight, providing expansive green spaces and picturesque walking and cycling routes. These stunning areas offer a wonderful escape from the hustle and bustle, with breathtaking views and peaceful surroundings perfect for outdoor activities or simply relaxing.

While it offers a peaceful retreat, this location is far from remote. Excellent transport links ensure quick and easy access to Edinburgh city centre, making it an ideal choice for commuters or those who enjoy exploring the vibrant heart of the city. Local shops, cafes, and supermarkets are all just a short distance away, providing everyday convenience.

With a choice of highly regarded schools nearby and recreational facilities catering to families, this area is well-suited for those looking for a balanced lifestyle. Combining green space, accessibility, and a strong sense of community, this neighbourhood provides an exceptional living experience, offering both peace and connection to the best of Edinburgh.



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