

93/6 St Katharine's Brae

LIBERTON, EDINBURGH, EH16 6ND



*Beautifully presented and tastefully updated
two-bedroom first-floor apartment set within a
popular modern development in Liberton*



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McEwan Fraser Legal is delighted to present this well-presented and tastefully updated two-bedroom first-floor flat, forming part of a popular modern development in the desirable Liberton area of Edinburgh. Finished in fresh, neutral décor throughout, the property offers bright, comfortable accommodation that is ready to move into while still providing an excellent opportunity for a purchaser to personalise over time.

THE LIVING ROOM



The accommodation is accessed via an L-shaped entrance hallway, where excellent built-in storage helps keep everyday clutter neatly out of sight. The spacious lounge enjoys an abundance of natural light and offers a welcoming setting for both relaxing and entertaining. The adjoining kitchen is fitted with a good range of base and wall-mounted units, providing ample worktop and storage space.

THE KITCHEN





Both bedrooms are doubles and benefit from built-in mirrored wardrobes, offering excellent storage without compromising on floor space. The bathroom is fitted with a white three-piece suite incorporating a shower over the bath, creating a practical and well-maintained family bathroom.

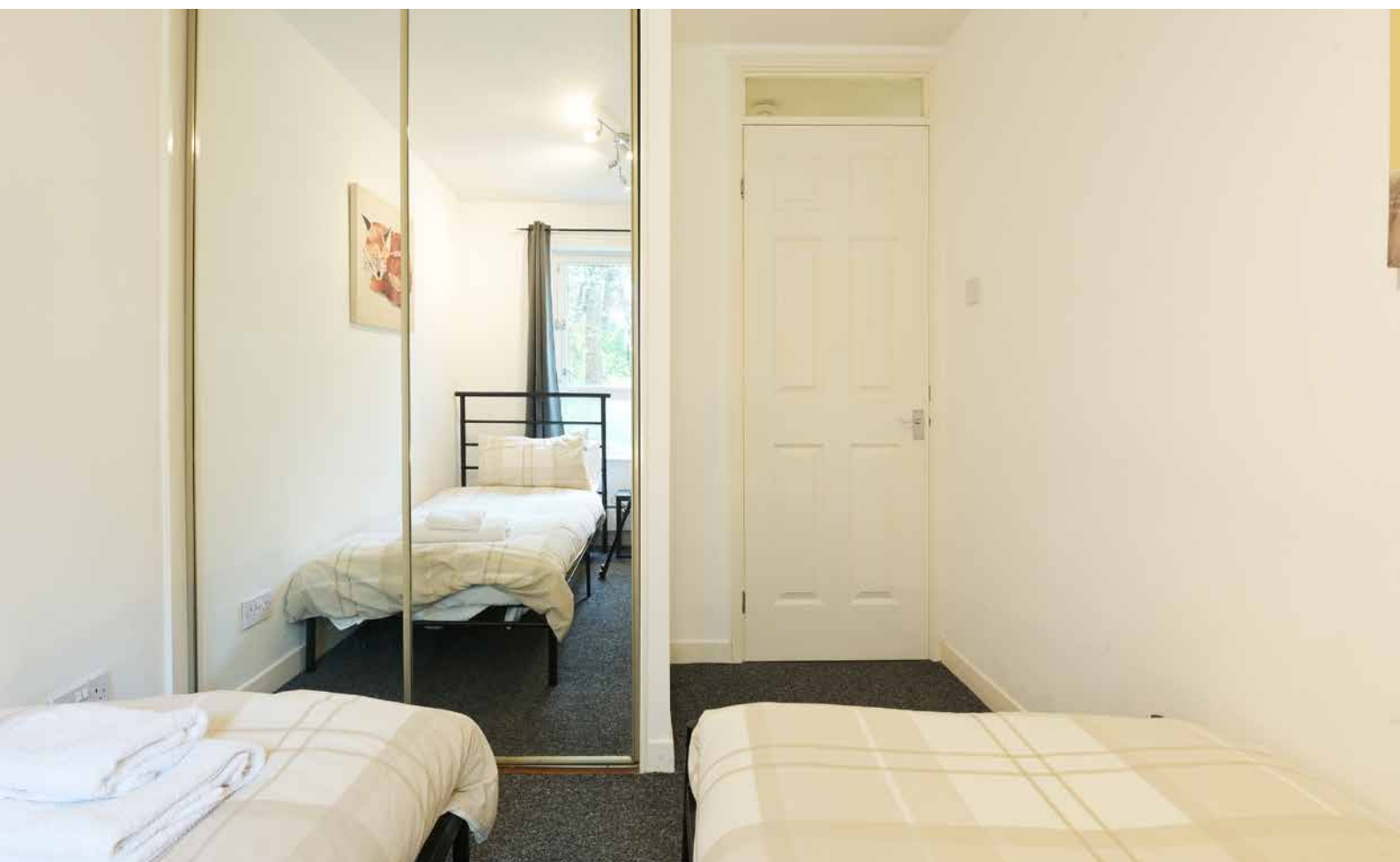
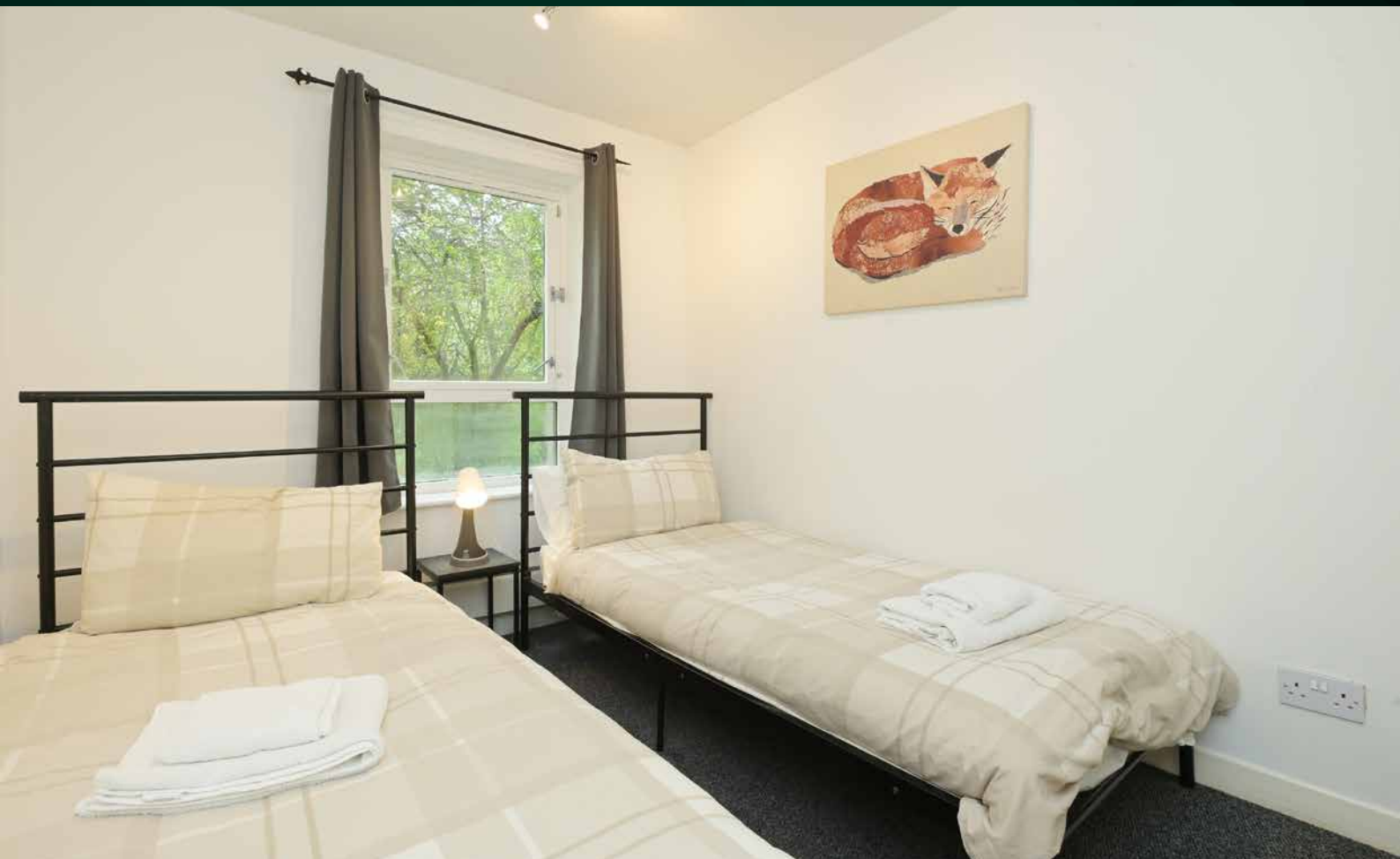
THE BATHROOM



BEDROOM 1



BEDROOM 2

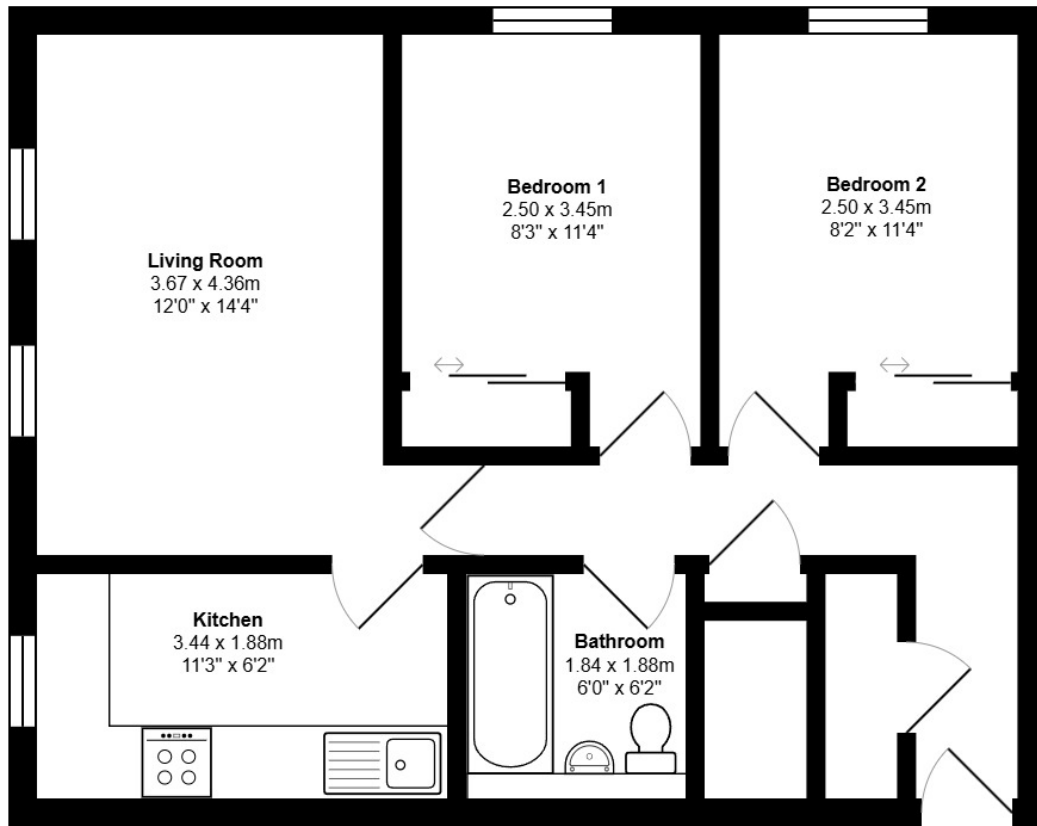


Further benefits include electric heating, comprehensive double glazing, an allocated residents' parking space, and attractive landscaped communal gardens surrounding the development. Offering a superb balance of location, presentation, and practicality, this is an excellent opportunity for first-time buyers, professionals, downsizers, or investors seeking a low-maintenance home in a well-established residential setting.

EXTERNALS

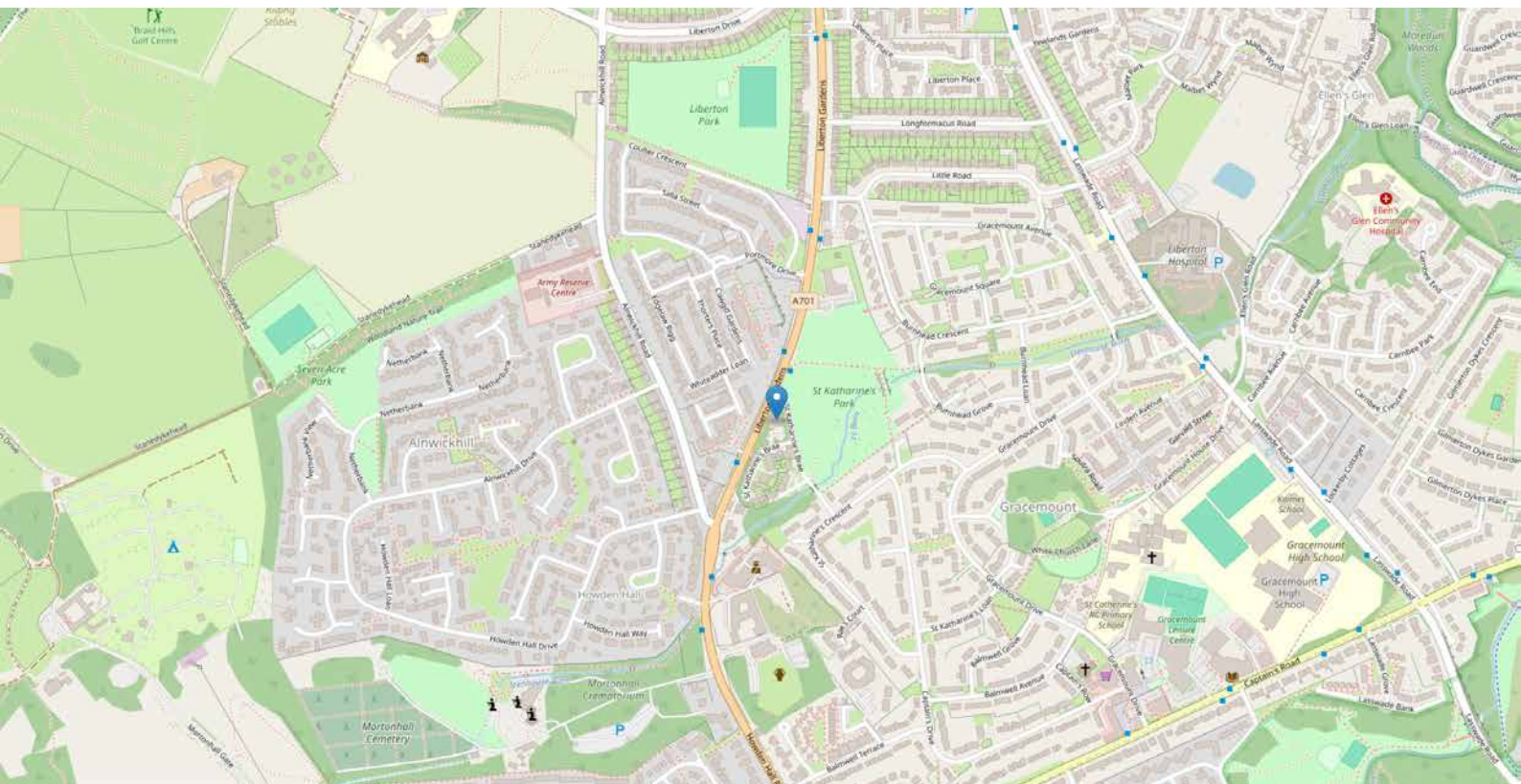


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 51m² | EPC Rating: C



THE LOCATION

St Katharine's Brae enjoys a peaceful setting within the popular residential district of Liberton, an established suburb to the south of Edinburgh that offers an excellent balance of green surroundings and superb everyday convenience. The area is particularly well suited to professionals, first-time buyers, downsizers and families alike, combining a relaxed neighbourhood feel with easy access to the city centre.





Residents are exceptionally well served by a wide range of local amenities. Nearby Cameron Toll Shopping Centre provides a choice of supermarkets, high street retailers and cafés, while Straiton Retail Park is just a short drive away, offering larger stores including IKEA, Costco, Marks & Spencer Foodhall and several home and leisure retailers. There is also an excellent selection of independent shops, cafés and everyday services throughout Liberton and neighbouring Morningside.

For outdoor recreation, the area is surrounded by an abundance of green space. The nearby Braid Hills and Hermitage of Braid Nature Reserve offer beautiful woodland walks and panoramic views across the city, while Blackford Hill, Craigmillar Castle Park and the open spaces of the Pentland Hills Regional Park are all within easy reach for walking, cycling and outdoor pursuits. The location is exceptionally well connected. Regular bus services provide quick and convenient access to Edinburgh city centre, the Royal Infirmary, the University of Edinburgh and surrounding districts. For commuters, the Edinburgh City Bypass is only minutes away, providing swift connections to the A1, Edinburgh Airport and Scotland's wider motorway network.

Combining excellent transport links, extensive amenities and easy access to some of Edinburgh's finest green spaces, St Katharine's Brae is an ideal location for those seeking a well-connected home in a peaceful residential setting.



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