



Liberton

EDINBURGH, EH16 6QR

Liberton is an extremely popular residential area lying to the south of the city centre. It has a good range of local shops and supermarkets and there is easy access to Cameron Toll Shopping Centre and the Fort Kinnaird Retail Park which has a fantastic range of high street retailers.

Craigmillar Castle woodland is close by and provides wonderful opportunities for walking and cycling. Edinburgh Royal Infirmary is also close by. The area is popular with people who enjoy living in the city but enjoy access to open space. There are good transport links across Edinburgh and to the city bypass.



79 St Katherine's Brae

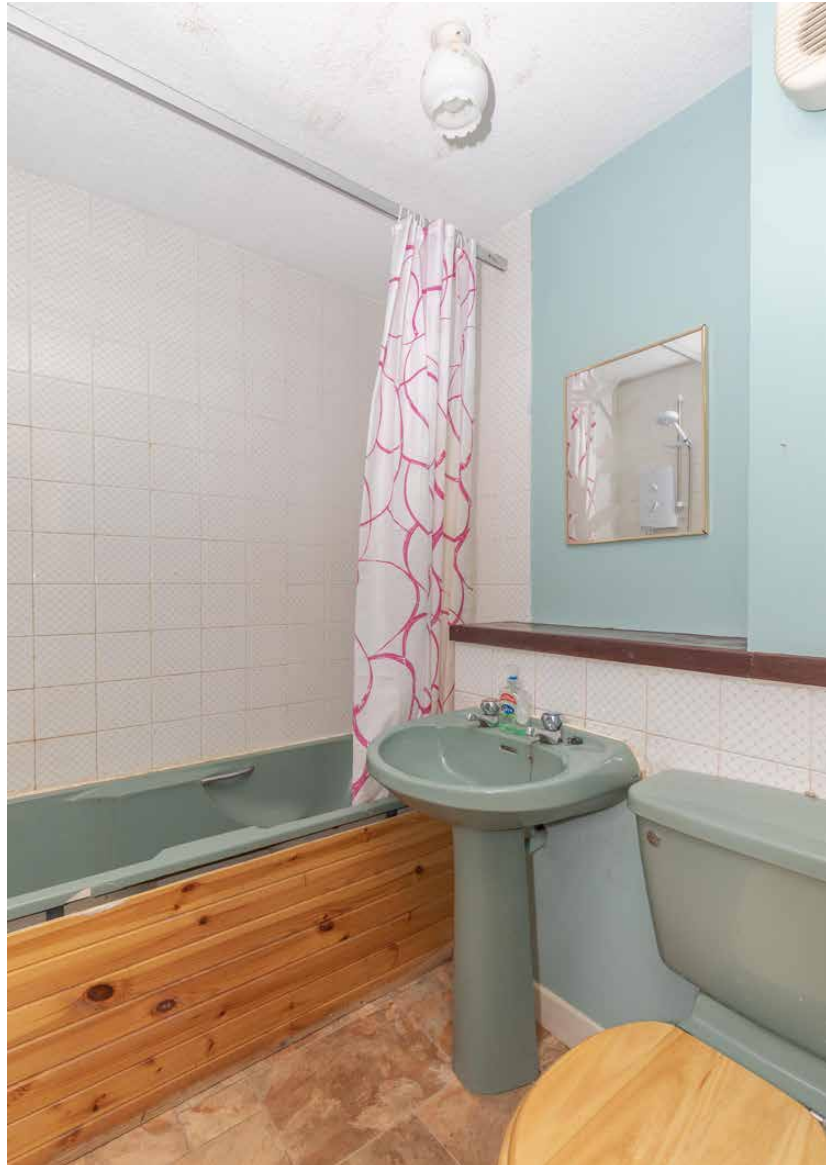
LIBERTON, EDINBURGH, EH16 6QR

McEwan Fraser Legal is delighted to present this spacious first floor flat to the market. The property boasts excellent proportions, enjoys its own front door, ample on-street parking and is presented to the market in need of internal upgrading. Offering great value for money, this is an exciting opportunity for an investor or an end-user who is keen to put their own stamp on a property.

Internal accommodation is focused towards a bright, dual aspect, lounge which boasts excellent proportions. The floor space on offer provides the flexibility to match furniture configurations to individual taste and requirements. The property also enjoys a decent sized kitchen, ample double bedroom and bathroom. There is also a loft space for additional storage. Externally, the property boasts a communal rear garden.

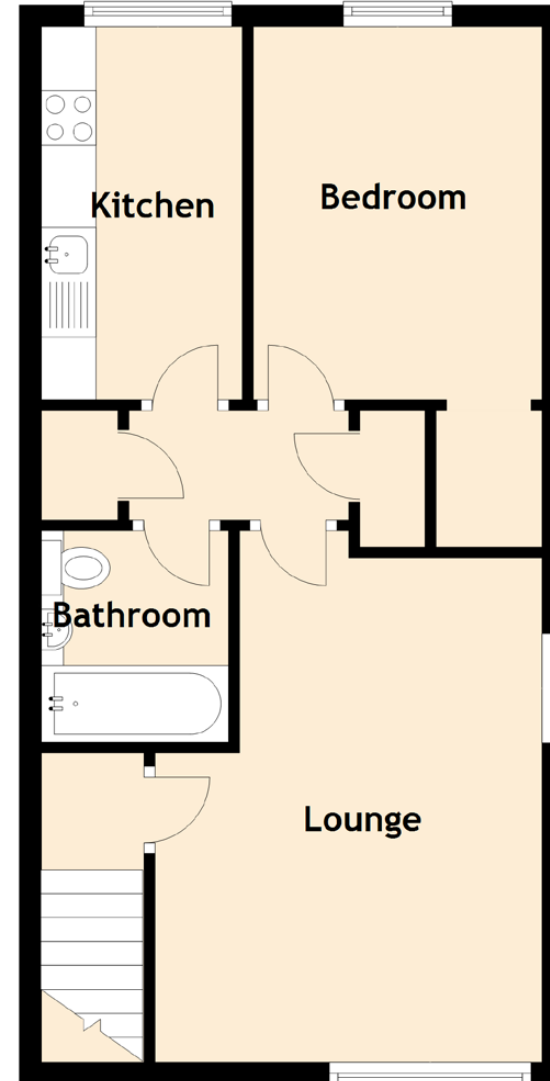
Viewing is highly recommended to fully appreciate the fantastic potential on offer.





79 St Katherine's Brae

LIBERTON, EDINBURGH, EH16 6QR



Approximate Dimensions (Taken from the widest point)	
Lounge	4.86m (15'11") x 3.54m (11'7")
Kitchen	3.41m (11'2") x 1.86m (6'1")
Bedroom	3.41m (11'2") x 2.64m (8'8")
Bathroom	1.94m (6'4") x 1.71m (5'7")

Gross internal floor area (m²): 43m² | EPC Rating: E

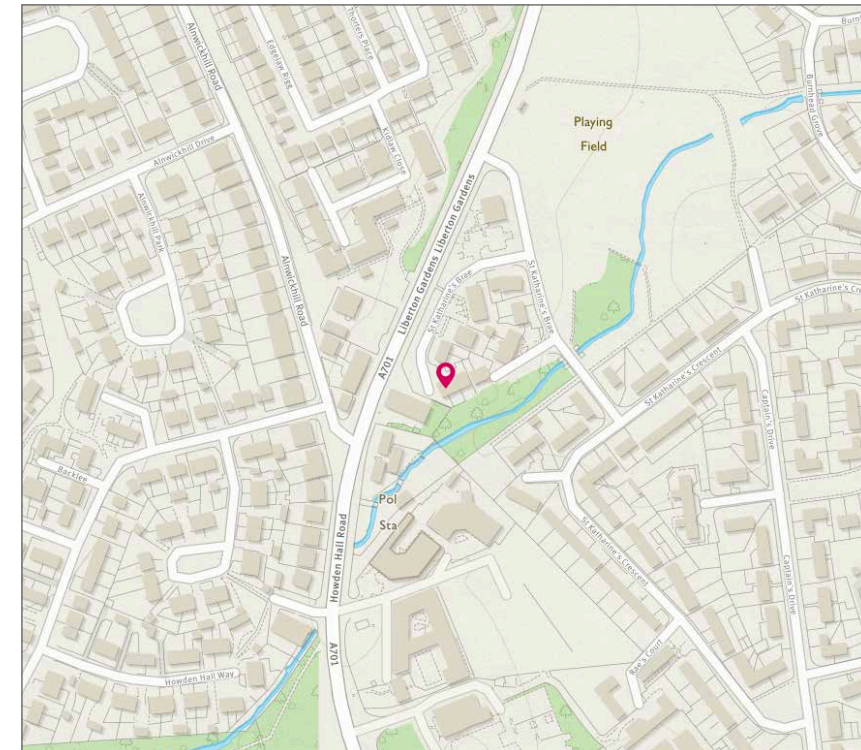


Image credit: <https://www Ordnance Survey.co.uk/maps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer