

# 7 Netherbank View

LIBERTON, EDINBURGH, EH16 6YY



*MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT  
THIS FIVE-BEDROOM HOUSE IN LIBERTON*



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McEwan Fraser Legal is delighted to present this five-bedroom house in Liberton. The property is a development opportunity and would benefit from modernisation throughout, offering buyers the chance to upgrade and personalise a spacious family home in a sought-after residential area with excellent access to local amenities, schooling, and transport links.

Inside, the property comprises a spacious living area with excellent proportions and a sliding door leading out to the garden, providing ample space for family living and entertaining. The hallway leads you to a large dining room, ready to accommodate everything from family meals to formal dinner parties.



The fully equipped kitchen is fitted with an induction hob and double fan oven, and offers a practical layout with excellent scope for modernisation and reconfiguration.

From the kitchen, there are three additional rooms: a dining area, a utility room, and a bright conservatory, providing further flexible living space. A convenient WC completes the ground-floor accommodation.



Upstairs, there are five bedrooms which include an impressive principal bedroom with dual aspect windows, a dressing area, and an en suite shower room with mains shower, along with several further well-proportioned bedrooms, one of which could be utilised as a home office or study, and another benefiting from built-in storage

Completing the first floor is a family bathroom with a four-piece suite.





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Gross internal floor area (m<sup>2</sup>): 202m<sup>2</sup>  
 EPC Rating: C



In addition to this, the property includes a garage and private garden space, making it well-suited to family living. This is a rare opportunity to acquire a substantial home in Liberton with excellent potential to modernise and create a fantastic long-term family property in a desirable location.

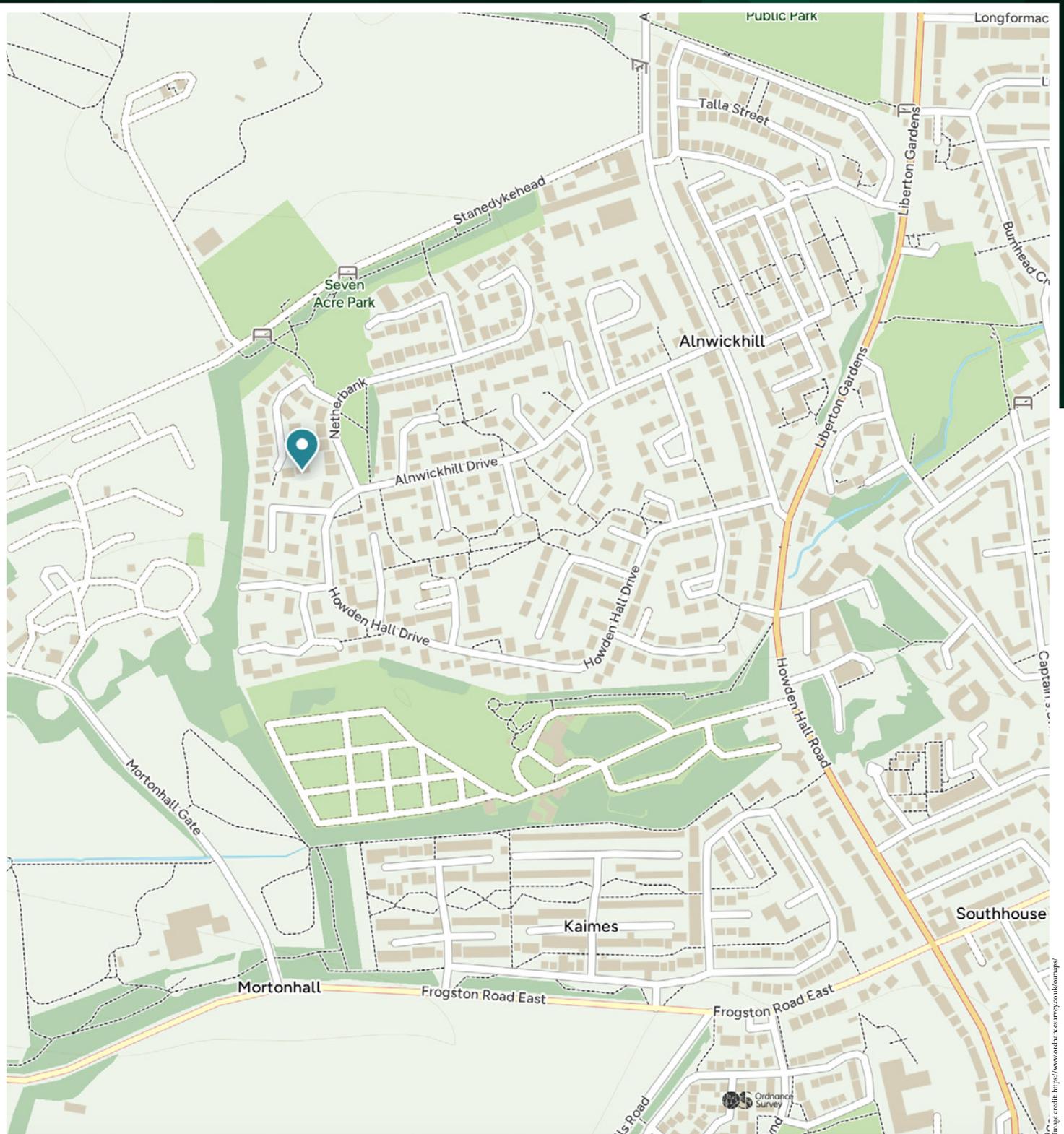


Liberton is a sought-after residential area south of Edinburgh city centre, well-served by local amenities including a bank, post office, chemist, and shops. Cameron Toll Shopping Centre and Straiton Retail Park are within easy driving distance.

The area offers excellent educational provision, with nurseries, primary and secondary schools, plus independent schools accessible by bus. The University of Edinburgh's King's Buildings campus is within walking distance, and Edinburgh Royal Infirmary is a short drive away.

Public transport provides convenient access to recreational, cultural, and educational venues. The location is ideal for commuters, with easy access to the City Bypass, motorway network, A1, and Edinburgh Airport.

Recreational amenities include scenic walks at Blackford Hill and The Hermitage. Golfing enthusiasts are well catered for, with Liberton, Craigmillar Park, and Braid Hills golf courses all nearby.



# McEwan Fraser Legal

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