

16 Kedslie Place

LIBERTON, EDINBURGH, EH16 6NU



*SUPERB FOUR-BEDROOM DETACHED HOUSE
THAT IS PRESENTED TO THE MARKET IN
EXCELLENT INTERNAL ORDER*



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McEwan Fraser is delighted to present this superb four-bedroom detached house that is presented to the market in excellent internal order. The property has an ideal position at the end of a cul-de-sac and offers over 190m² of living space, including a huge living room, a beautiful conservatory, and two ground-floor bedrooms, making the house ideal for a multi-generational family. Further benefits include a beautiful contemporary kitchen-breakfast room, a bathroom, a shower room, an en-suite to the master bedroom, a detached garage, and a south-facing low-maintenance rear garden.

The accommodation is focused on a spectacular living room, which is an extension of the original house. Neutrally finished and offering around 45m² of floor space (more than most one-bedroom tenement flats), the living room will give a new owner plenty of flexibility to create their ideal living and entertaining space.

The Property



The modern kitchen has a generous range of base and wall-mounted units that are topped with beautiful stone work surfaces that match the integrated breakfast table. There is plenty of prep and storage space alongside a range of integrated appliances that include an induction hob, electric oven and grill, a dishwasher, separate full-sized fridge and freezer, and a wine fridge. Laundry facilities are in a separate utility room. The kitchen also gives access to a bright and spacious conservatory, which offers a less formal living and entertaining space.







Ground floor accommodation also includes two bedrooms and a shower room. Bedroom one is the spacious master bedroom, and it enjoys extensive integrated storage. The attached en-suite shower room is fully tiled and finished with a contemporary suite that includes a mains shower. Bedroom two is a further double bedroom that would make a perfect ground-floor study if needed.







Bedroom 2





Climbing the stairs, the first-floor landing gives access to two further double bedrooms and the family bathroom. Bedroom three is a generous double with integrated wardrobes and plenty of space for a suite of free-standing bedroom furniture. Bedroom four is a further practical double bedroom. The internal accommodation is completed by the bathroom, which has full contemporary tiling and a white suite with a shower over the bath.





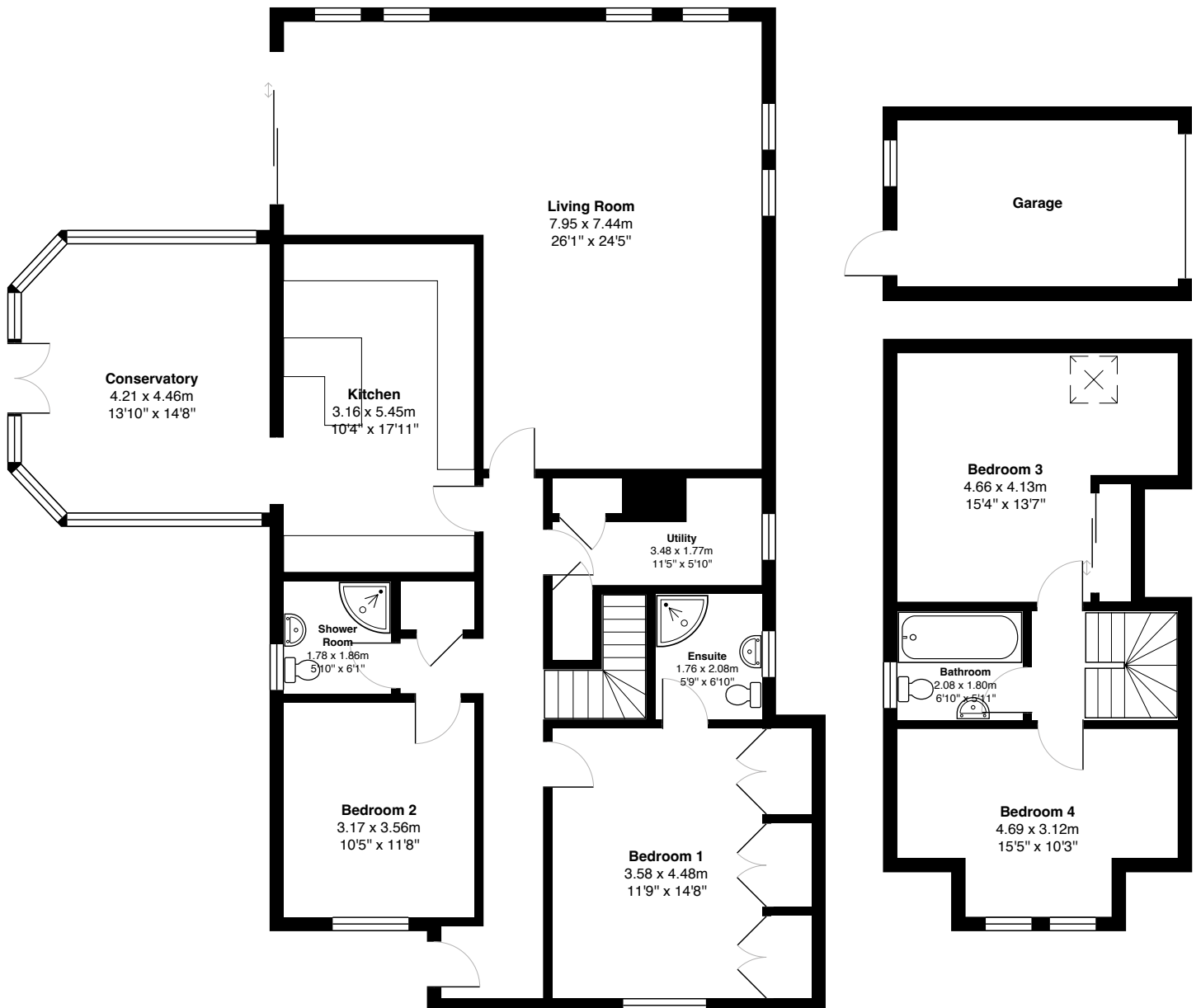
Bedroom 4







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Gross internal floor area (m²): 152m²

EPC Rating: D



Externally, the house sits at the end of a quiet cul-de-sac. This is a perfect position for a family with young children. The house has a driveway leading to a detached single garage. The low-maintenance rear garden is ideal for someone who is not particularly focused on gardening. The garden is almost perfectly south-facing, and it is a real sun-trap.





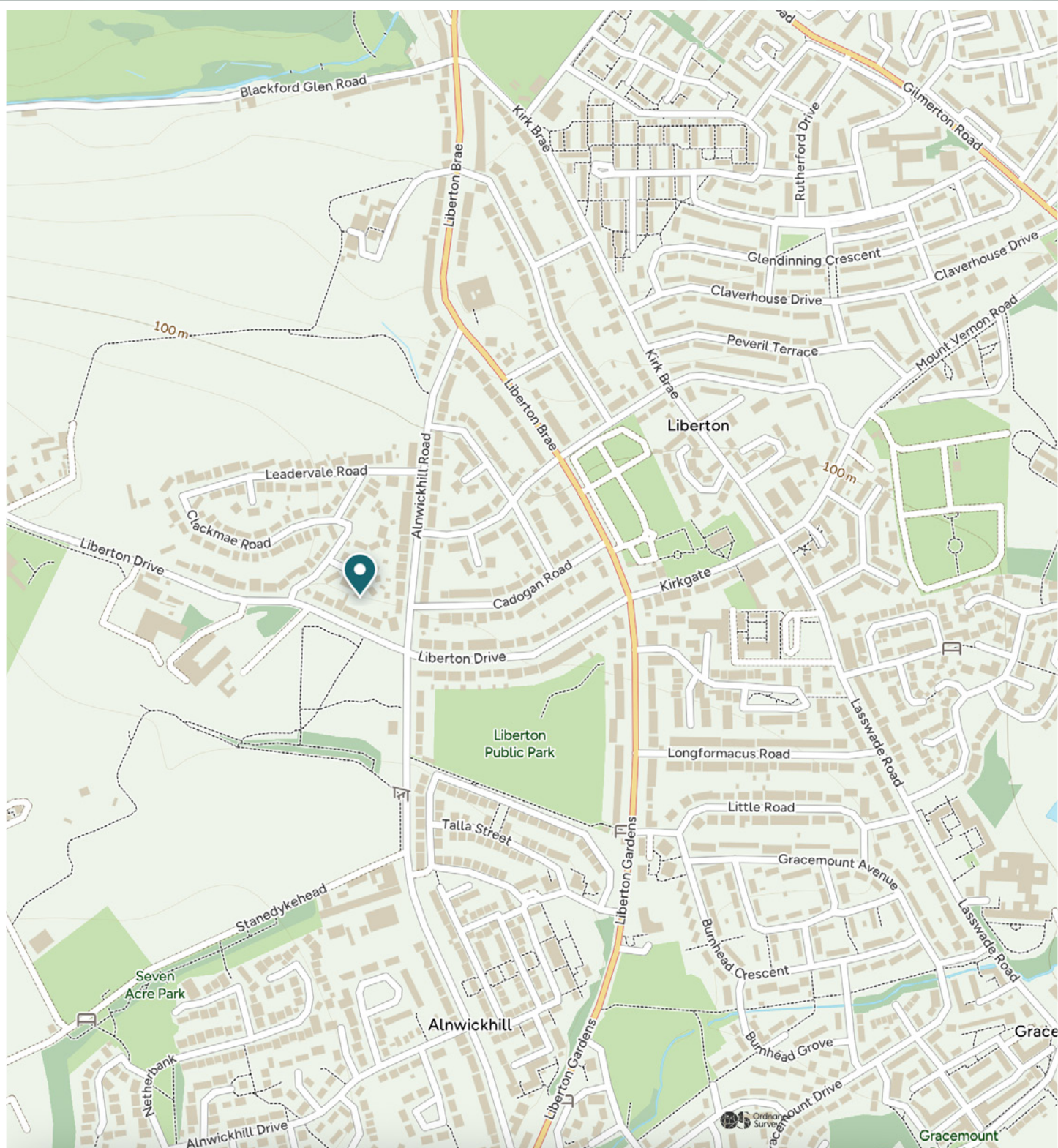


Liberton is one of Edinburgh's most desirable residential areas, perfectly balancing peaceful surroundings with city convenience. Situated just over three miles from Princes Street, this leafy south-side suburb offers a tranquil environment while remaining within easy reach of the city centre via excellent public transport links. The City Bypass is less than ten minutes away, providing swift access to major routes, airports, and beyond.

The area is particularly attractive to families, with highly regarded local schools, as well as close proximity to Edinburgh University's King's Buildings, the Royal Infirmary, the Medical School, and the new Royal Hospital for Children and Young People at Little France.

Lifestyle and leisure are at the heart of Liberton. Families can enjoy the open green spaces of the Braid Hills and Hermitage of Braid, perfect for walking, cycling, and outdoor pursuits. Golf courses and equestrian facilities are also close at hand, making the area a natural choice for active family living. For shopping and dining, Straiton Retail Park is just a short drive and offers an excellent mix of high street brands alongside Ikea, Costco, and large supermarkets. Meanwhile, the city centre's cultural, retail, and dining experiences are all easily accessible.

The Location



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