



Deans Properties

Deans Solicitors and Estate Agents LLP



**50 Malbet Wynd,
Liberton, EH16 6AN**



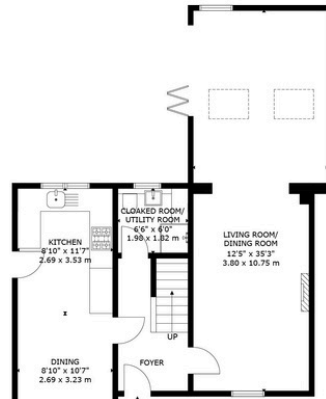
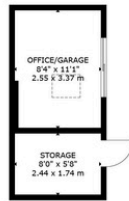
DETACHED HOUSE

- Light Open Plan Living Room/Dining Room
- Bespoke German Kitchen with Dining Room
- Three Double Bedrooms (One En-Suite)
- Bathroom
- Utility/Cloakroom
- Private Front & Rear Gardens
- Office/Home Gym
- 2 car driveway
- EPC Rating - C

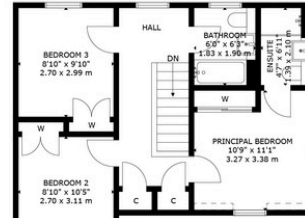


This impressive detached house is presented to the market in excellent condition, as part of a well-established, spacious and peaceful development in Liberton, close to convenient amenities, good local schooling, Edinburgh Royal Infirmary, and direct bus links to the city centre. The ground floor comprises; a generously proportioned living room with underfloor heating and large bi-folding doors flood the space with natural light and frame the beautiful view into the rear garden. In the open-plan living/dining room, you will feel a sense of spaciousness but also a warm and inviting atmosphere, these rooms make for excellent family living and entertaining. Separate from the living room/dining room you will find a contemporary kitchen/dining room which boasts a stylish German made kitchen, quartz worktops and integrated Neff appliances. Entrance to the utility/cloakroom is from the hallway. The first floor comprises; three comfortable double bedrooms all with built-in wardrobes, one en-suite shower room and family bathroom with shower over bath. The separate garage/ heated office & home gym is accessed from the large neatly maintained private rear garden which offers a choice of sunny seating areas. There is a further attractively landscaped garden to the front of the house overlooking the estate's open green space. A two-car driveway gives ample off-street parking. This well-maintained property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets, floor coverings, blinds, oven, hob, hood, fridge-freezer and dishwasher. All appliances included above are sold as seen with no warranty.





GROUND FLOOR



FIRST FLOOR



50 MALBET WYND, EDINBURGH, EH16 6AN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,255 SQ FT / 116 SQ M
 OFFICE/GARAGE 87 SQ FT / 8 SQ M, STORAGE 46 SQ FT / 4 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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