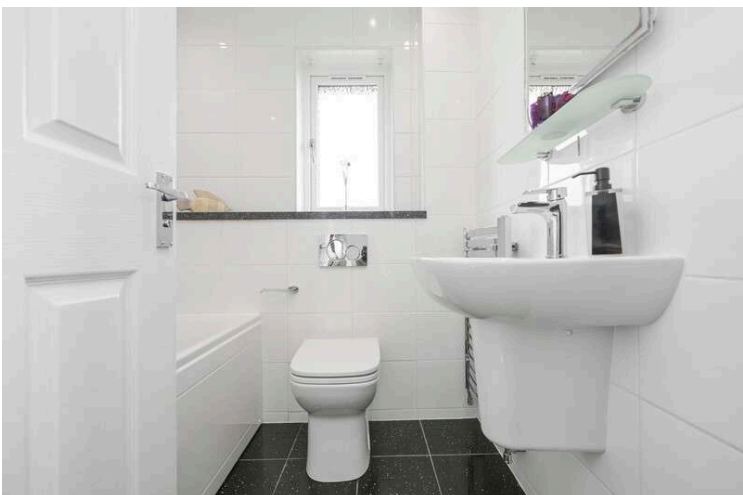
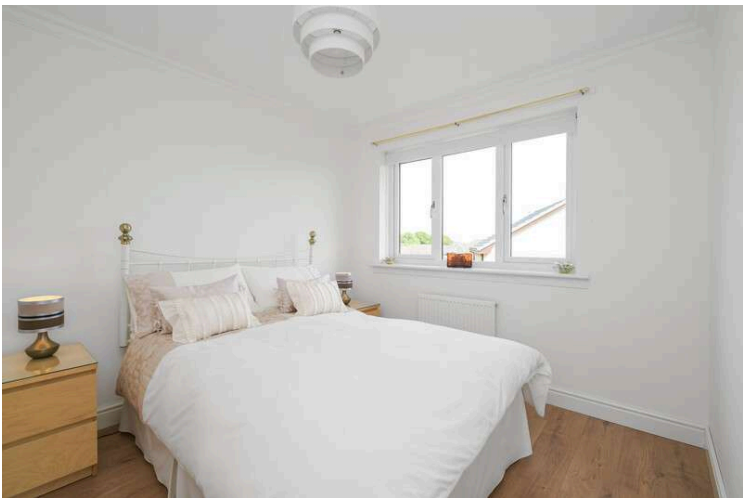


Welcome to Carnbee Avenue, this delightful three bedroom semi-detached property is arranged over two floors with beautiful gardens to the front and to the rear along with a private driveway. The property offers bright and spacious accommodation forming part of an established residential development in the desirable Liberton area of Edinburgh. Presented to the market in immaculate order throughout, we would recommend an early viewing

- Reception hallway, cupboard houses meters and alarm.
- Downstairs cloaks comprising WC, and wash hand basin.
- Living and dining room with windows to the front and rear, useful storage cupboard, fireplace with electric fire inset.
- Stylish kitchen equipped with a range of wall and base units along with integrated appliances, door to garden.
- Staircase to the upper landing, hatch to partially floored attic accessed by a fixed ladder.
- Front facing double bedroom with built in wardrobe
- storage.
- Double bedroom rear facing with useful storage cupboard.
- Single bedroom front facing with large storage cupboard.
- Modern bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator.
- Gas central heating.
- Double glazing.
- Gardens to the front, side and rear, driveway to the rear.
- One allocated parking space.



Location

Liberton is a suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C

