



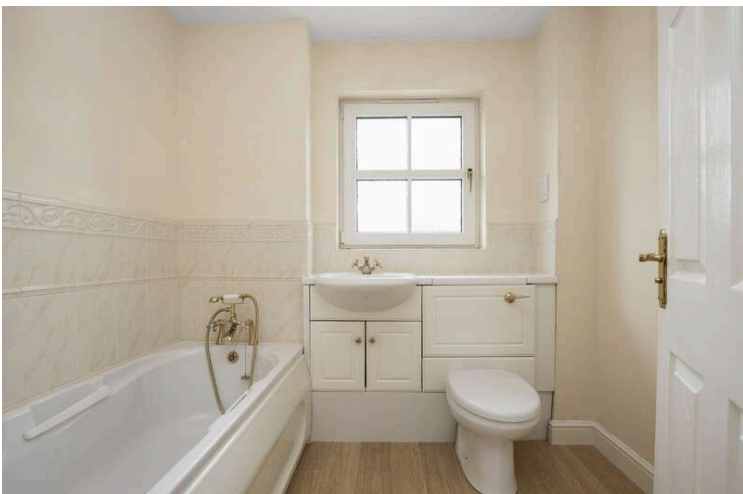
61 Malbet Park, Edinburgh, EH16 6WB

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to Malbet Park, we are delighted to offer to the market this substantial four bedroom detached villa with gardens to the front and to the rear along with a double garage and a driveway, the property further benefits from a sunny conservatory and formal dining room. Malbet Park is a factored development located in the highly regarded Liberton area of Edinburgh close to many local amenities and swift transport links. Presented to the market in lovely walk-in condition, we would recommend an early viewing.

- Front facing living room with a bay style window overlooking the front garden. French doors access the dining room.
- Formal dining room with doors accessing the conservatory.
- Conservatory with direct access to the rear garden.
- Dining kitchen with integrated appliances, door to rear garden, door accesses the double garage.
- Downstairs cloaks comprising WC and wash hand basin.
- Principle bedroom with built in wardrobes and en-suite shower room.
- Front facing double bedroom with built in wardrobes.
- Rear facing double bedroom with built in wardrobes.
- Double bedroom rear facing with built in wardrobes.
- Bathroom comprising WC, wash hand basin, vanity storage and bath.
- Gas central heating and double glazing throughout.
- Double garage with utility.
- Gardens to the front, side and to the rear.



## Location

Liberton lies to the south of the city centre where there is a good range of local shopping and banking facilities at nearby Cameron Toll and there are additional shopping facilities at Straiton Retail Park. The property is ideally located close to Burdiehouse Burn Valley Park providing an excellent recreational amenity. The city centre is easily accessed by car or bus, approximately twenty minutes away, and the Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby. Excellent road links are provided by the city bypass giving access to Edinburgh International Airport, the Queensferry Crossing, the Scottish Borders and East Lothian.

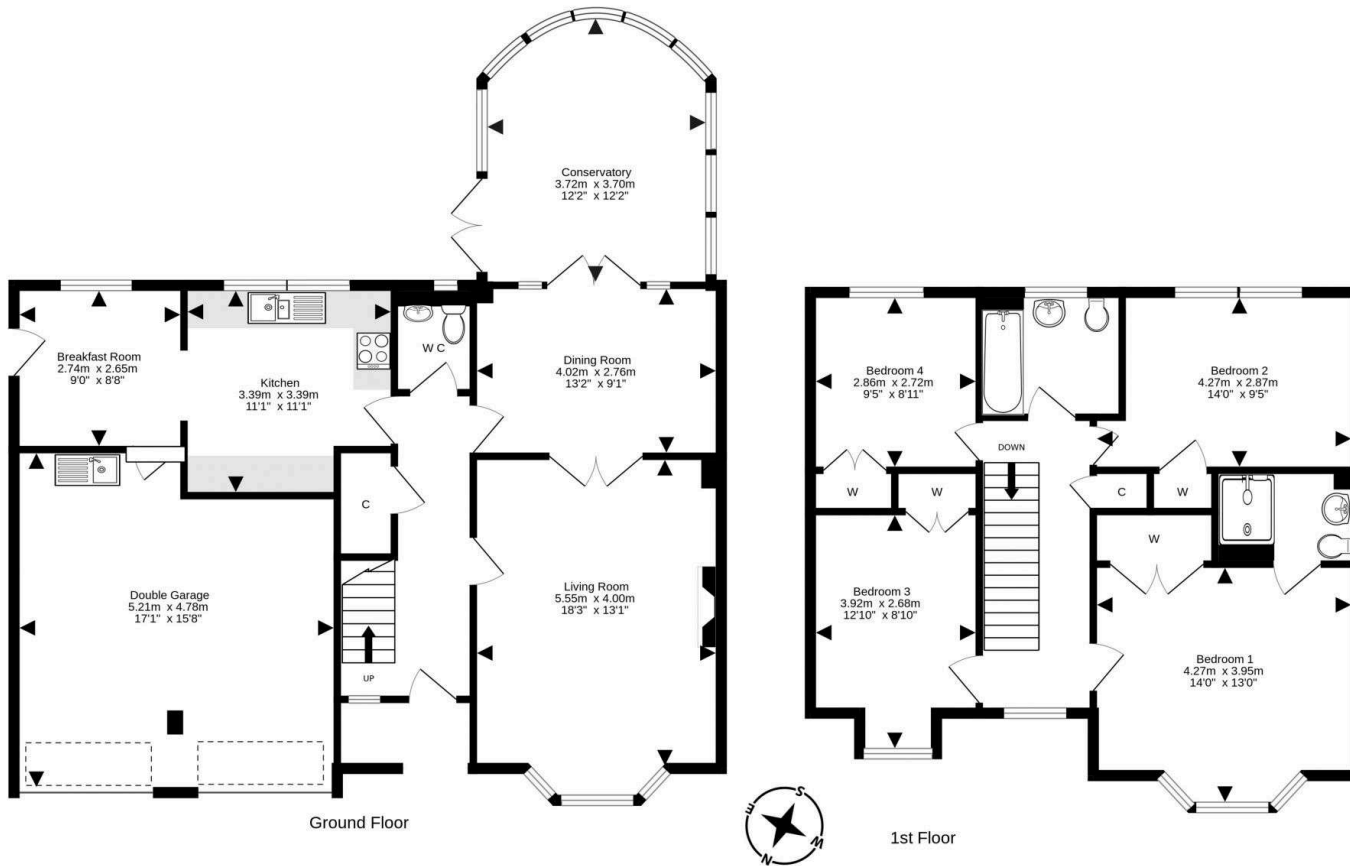
## Extras

Included in the sale are the integrated kitchen appliances, fitted blinds and all fixtures & fittings.

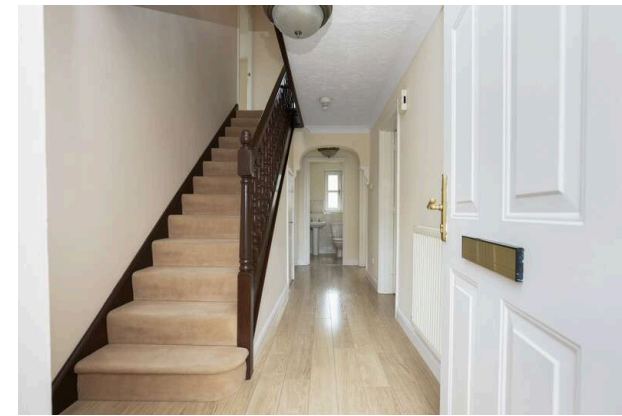
## Price & Viewing

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

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

