



5 Carnbee Park  
Liberton, Edinburgh, EH16 6GE



VMH SOLICITORS





# 5

## Carnbee Park

Beautifully presented and spacious four bedroom detached property situated within the popular residential area of Liberton.

- Entrance vestibule with door leading to garage
- Bright lounge with bay window and log burning stove
- Dining room leading into kitchen
- Modern fitted kitchen/dining room with family snug
- Utility room with direct access out
- Downstairs WC
- Master bedroom with en-suite
- Three further good sized bedrooms
- Family bathroom
- Integrated double garage with driveway
- Secure private garden to rear
- Double glazing and gas central heating



Offers Over : £440,000

Home Report: £450,000

EPC Rating: C

Council Tax: G

Tenure: Freehold



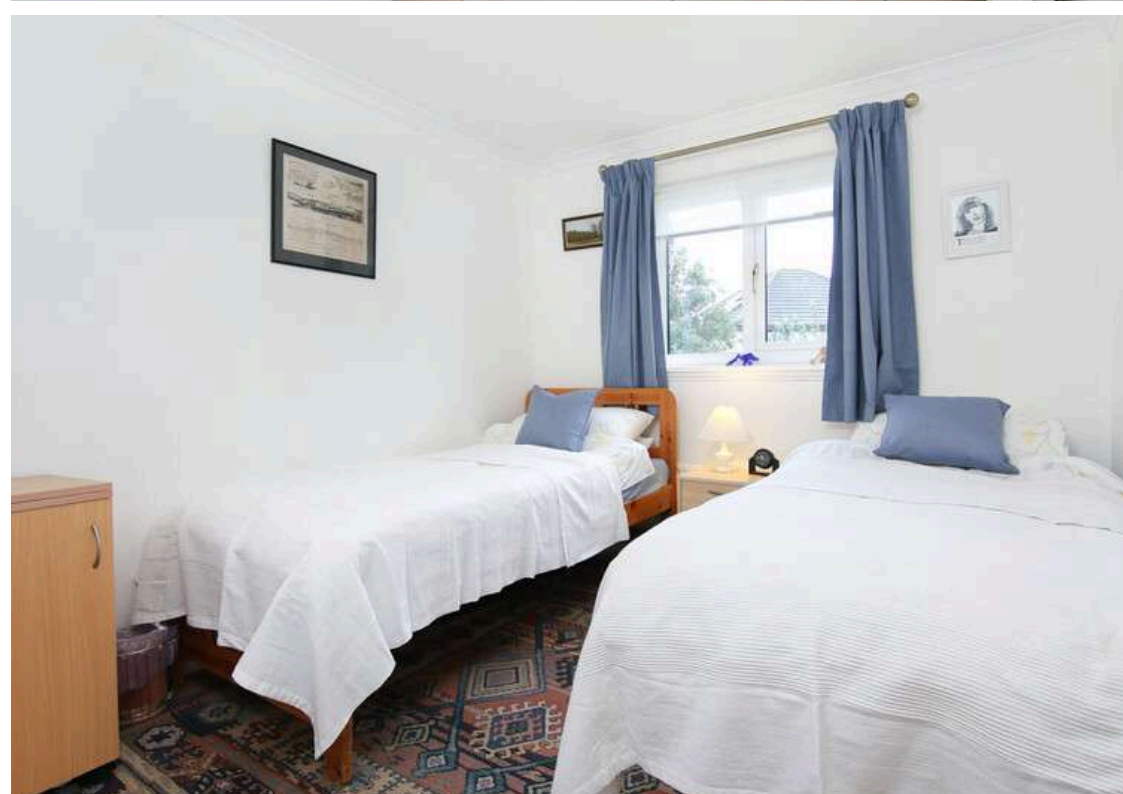
Immaculately presented, spacious family home quietly situated in a modern residential development offering flexible accommodation.

Welcoming entrance vestibule opens into reception hallway where the ground floor layout offers wrap around access throughout all rooms with the option to close off areas for more privacy. The large bay window sitting room enjoys a log burning stove and leads into the spacious dining room with views to the rear gardens, modern fitted dining kitchen with family snug and patio doors leading directly into the private garden, utility room with direct access out and a WC completes the ground floor level. The upper floor offers master bedroom with built-in wardrobes and en-suite shower room, three further good sized bedrooms with storage and family bathroom with three piece suite. The property further benefits from an integral double garage and driveway, gas central heating and double glazing, solar panels and partially floored attic. Externally, the property enjoys enclosed private gardens to the rear with patio area and lawn.

Extras: All floor coverings and carpets, blinds and curtains, light fittings, hob, extractor hood, double oven, and dishwasher are included in the sale price. Please note that the washing machine, tumble drier and fridge/freezer are excluded.





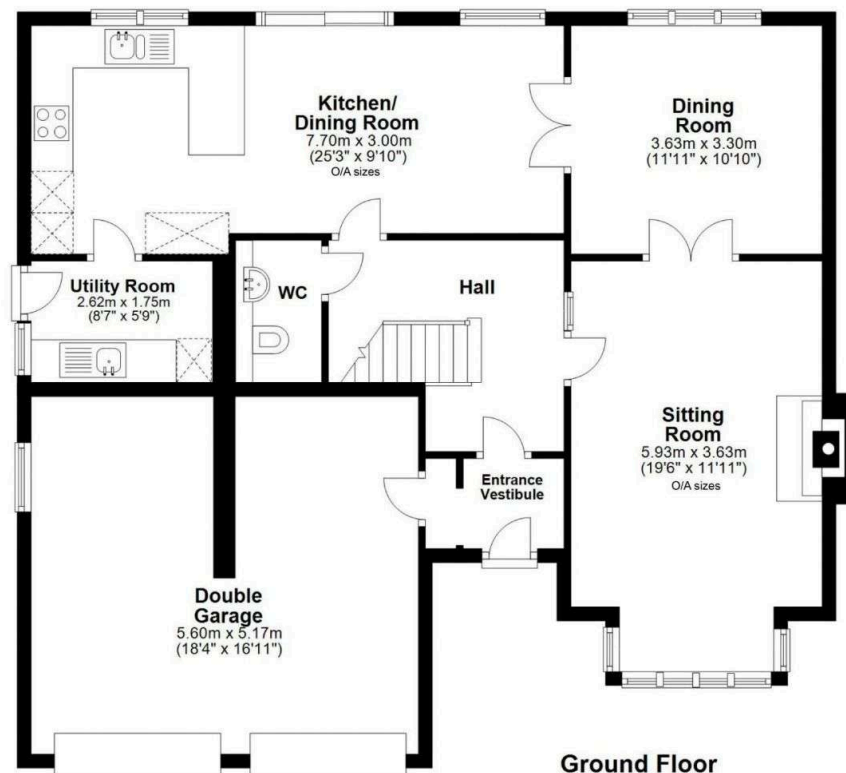








Liberton lies to the south of the city centre where there is a good range of local shopping and banking facilities at nearby Cameron Toll and additional shopping facilities at Straiton Retail Park. The city centre is easily accessed by car or bus, approximately twenty minutes away, and the Royal Infirmary, Sick Children Hospital 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. Excellent schooling is represented in both the state and private sector.



VMH SOLICITORS

[WWW.VMH.CO.UK](http://WWW.VMH.CO.UK)

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: [property@vmh.co.uk](mailto:property@vmh.co.uk)

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.