



# 71/3 Carnbee Avenue

Liberton, Edinburgh, EH16 6GA



VMH ESTATE AGENTS





## Exceptional 4 bedroom upper conversion forming part of a handsome B-listed Baronial villa

- Elegant drawing room
- Superb kitchen/dining room
- Principal bedroom - en-suite bathroom
- 3 further double bedrooms
- Family bathroom & shower room
- Turret feature with spiral staircase
- Beautiful shared entrance & stair
- Stunning shared grounds
- 2 parking spaces
- Gas central heating & double glazing



**Offers Over: £740,000**

**EPC Rating: C**

**Council Tax: H**

**Tenure: Freehold**

Further information can be found in the home report.

---

**[vmh.co.uk](http://vmh.co.uk)**





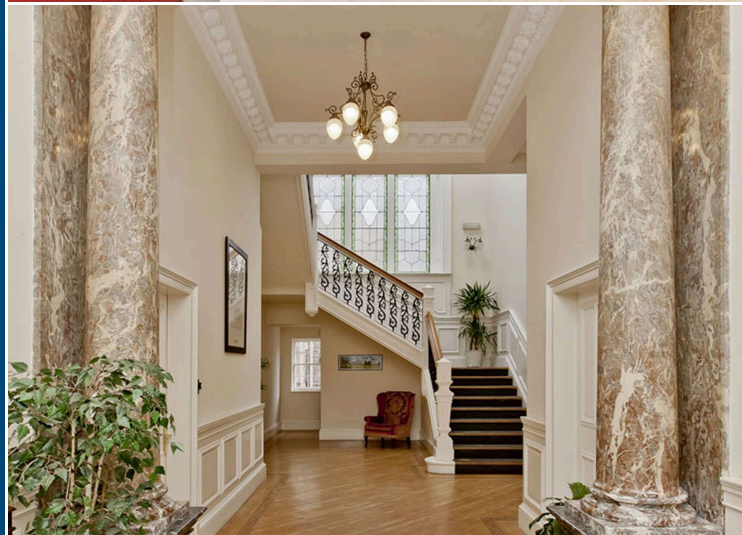


# About the Property

With grand classical proportions and luscious interior design, this extraordinary 4 bedroom upper conversion forms part of a stunning B-listed Baronial villa with French Gothic detailing (designed by John Chesser 1885). The shared entrance is extremely impressive with marble columns and a sweeping staircase.

This unique Victorian property covering over 2,910 square feet offers extremely spacious accommodation over two levels including a characterful turret. The interior is beautifully presented throughout and complemented by some wonderful features including oak flooring, bay windows, impressive marble fireplaces and quality kitchen and bathroom fittings.

Externally, the home benefits from two private parking spaces and communal access to stunning, extensive shared grounds. The property also has access to a private woodland area which has recently been restored and is only accessible by the development (maintained on a voluntary basis).





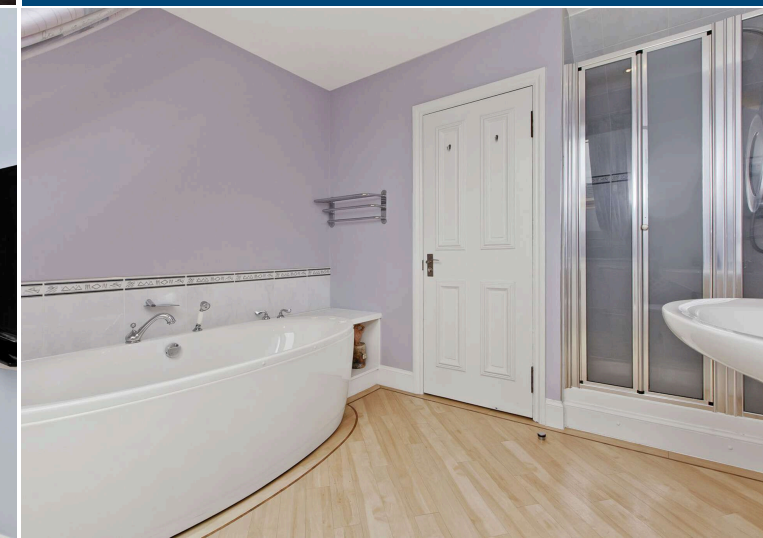


## Management

Southfield House Housing Residential Association manage the general upkeep and maintenance of the garden and all communal areas for an approximate monthly fee of £100.

## Extras

All fitted floor coverings, newly fitted shutters, light fittings, integrated and freestanding kitchen appliances are included in the sale. The high-end flat-screen television and surround-sound system by Bang and Olufsen in the drawing room is available by separate negotiation.









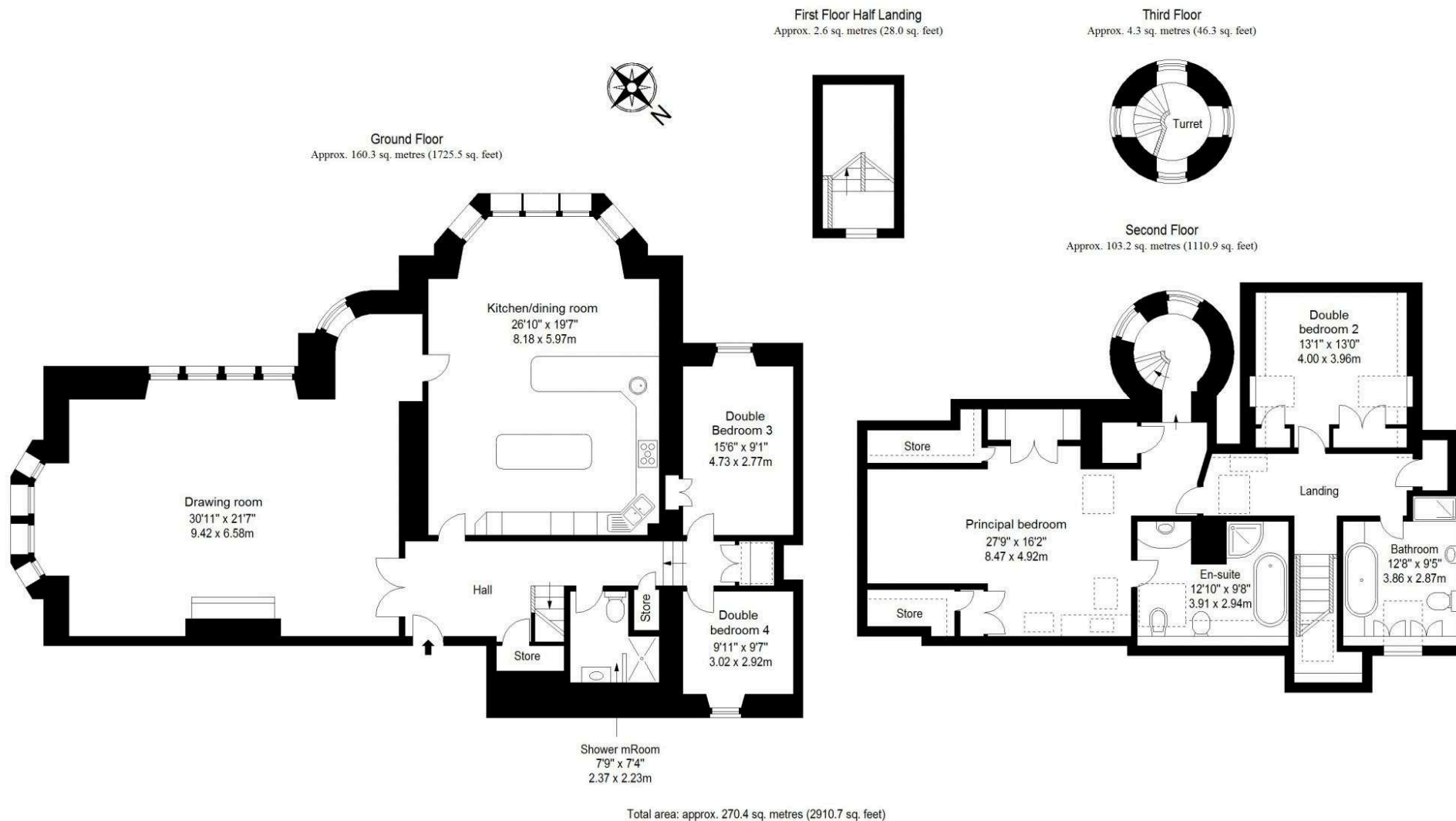


## Location

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 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 ESTATE AGENTS



VMH SOLICITORS

*More* is our middle name.

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

**☎ 0131 622 2626**

**✉ [property@vmh.co.uk](mailto:property@vmh.co.uk)**

**🌐 [vmh.co.uk](http://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.