

81 Malbet Park

LIBERTON, EDINBURGH, EH16 6WB



4/5 bedroom detached home in Liberton with beautiful gardens



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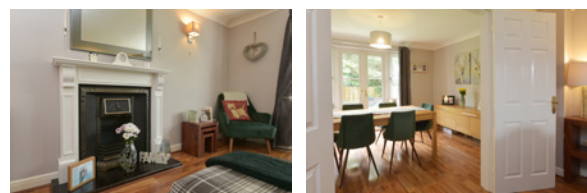


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Welcome to this stunning 4/5 bedroom detached home in the highly sought-after Malbet Park, Liberton. This exceptional property is in very good condition and sits on a generously sized plot, making it perfect for family living.

THE LIVING ROOM



As you step through the front door, you are greeted by a large, bright entrance hallway that sets a welcoming tone for the rest of the home. To your immediate right, you'll find a well-sized living room adorned with elegant wooden flooring and bathed in natural light streaming through the bay window. Double doors connect the living room to the dining room, creating an ideal space for entertaining.

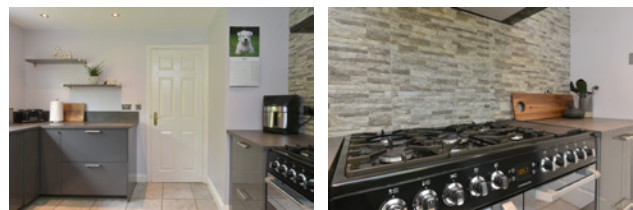
THE DINING ROOM



THE KITCHEN



Continuing through the hallway, you'll come across the modern kitchen, which is beautifully fitted with a large gas hob, oven, fridge/freezer, and ample worktop space. The kitchen also offers a pleasant outlook into the rear garden. Adjacent to the kitchen is a convenient utility room with direct access to the garden. A well-appointed cloakroom can also be found on the ground floor.



THE UTILITY & WC



THE FAMILY ROOM



Half of the double garage has been cleverly converted into a fifth bedroom, currently used as an office, but versatile enough to serve as an additional public room.



Ascending to the first floor, you will discover four generously sized double bedrooms, each featuring integrated wardrobes for ample storage. The principal bedroom stands out with its charming bay windows and private three-piece en suite. The main family bathroom on this level is both stylish and functional, catering to the needs of a busy household.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



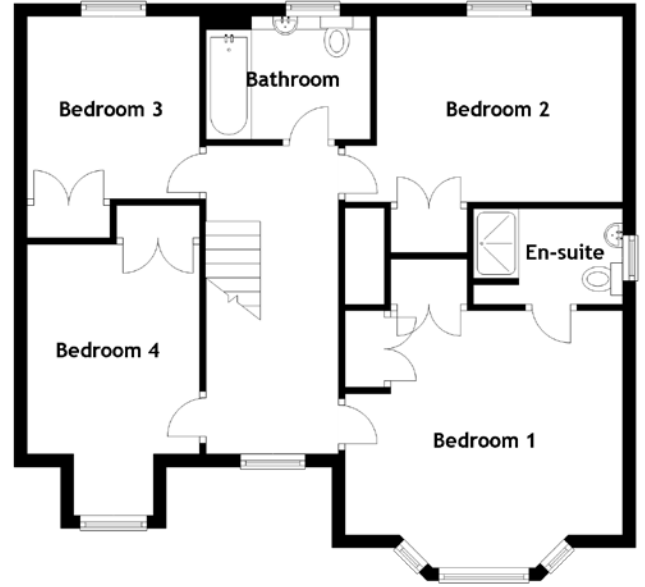
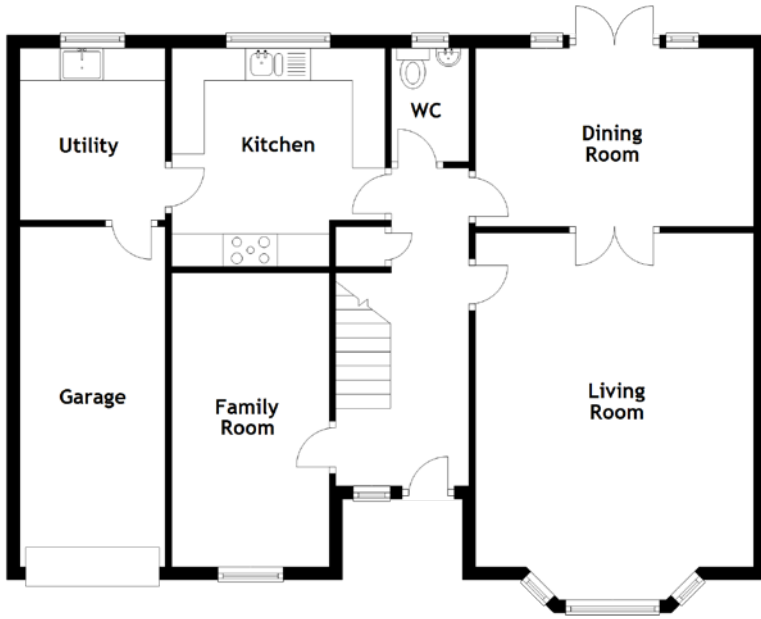
Externally, this property boasts a large rear garden, perfect for outdoor activities and relaxation, with a paved area at the rear to soak up the sun. The front of the house offers a two-car driveway and a single garage, ensuring plenty of parking and storage space.

This superb home in Malbet Park, Liberton, is a rare find, combining modern living with ample space and excellent condition. Don't miss the opportunity to make this your forever home. Contact us today to arrange a viewing.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

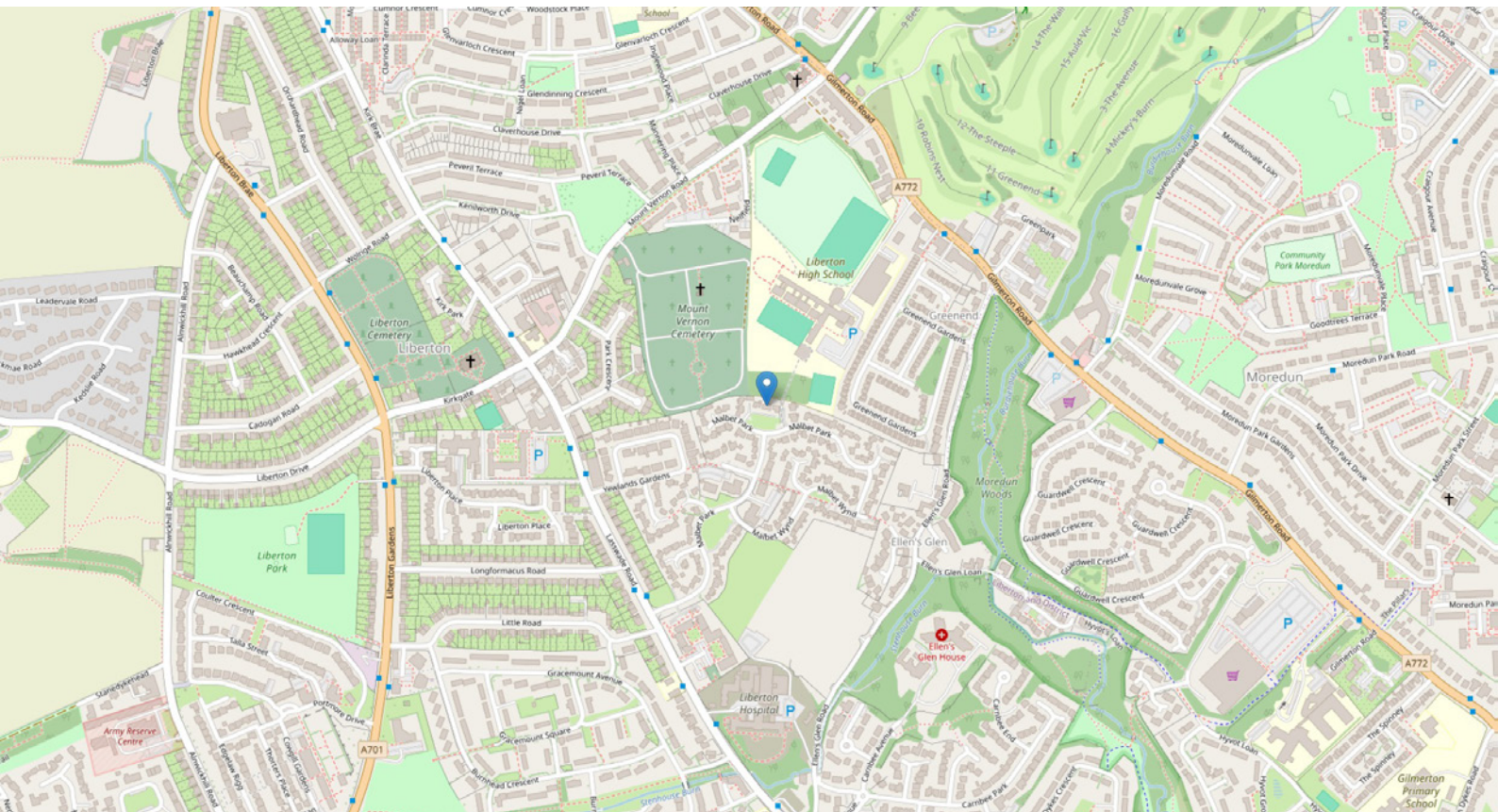


Approximate Dimensions
(Taken from the widest point)

Living Room	5.65m (18'6") x 4.00m (13'2")
Dining Room	4.28m (14'1") x 2.75m (9')
Kitchen	3.47m (11'5") x 3.36m (11')
WC	1.75m (5'9") x 1.19m (3'11")
Family Room	4.66m (15'3") x 2.42m (7'11")
Utility	2.65m (8'8") x 2.24m (7'4")

Bathroom	2.53m (8'4") x 1.89m (6'2")
Bedroom 1	4.99m (16'5") x 3.96m (13')
En-suite	2.30m (7'7") x 1.47m (4'10")
Bedroom 2	4.28m (14'1") x 2.86m (9'5")
Bedroom 3	2.81m (9'3") x 2.66m (8'9")
Bedroom 4	3.23m (10'7") x 2.66m (8'9")
Garage	5.26m (17'3") x 2.24m (7'4")

Gross internal floor area (m²): 156m² | EPC Rating: C



THE LOCATION

Liberton is a sought-after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.

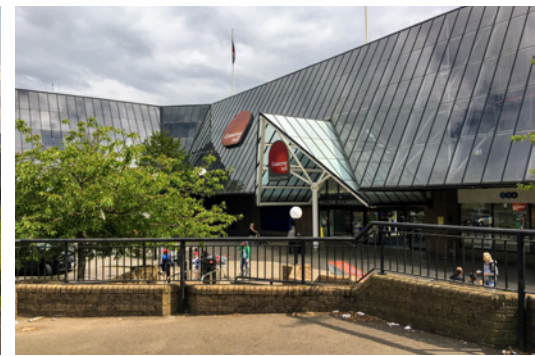




There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.




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