



RALPH SAYER
SOLICITORS & ESTATE AGENTS

68/1, Carnbee Crescent

Liberton, Edinburgh, EH16 6GF

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Set on the ground floor of an established development in Liberton, just under 20 minutes' drive from central Edinburgh, this spacious flat is sure to appeal to a wide demographic of buyers, including couples, first-time buyers, rental investors and downsizers. Well-presented with freshly decorated interiors, the home boasts a west-facing double-aspect reception room, a well-appointed kitchen with contemporary cabinetry, a carpeted double bedroom, and a family bathroom with a shower over the bath. Outside, the development offers a secure entry system, landscaped gardens and residents' parking.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Factor: The factor is managed by Charles White at an approximate annual cost of £ 1200, with a deposit of £100.

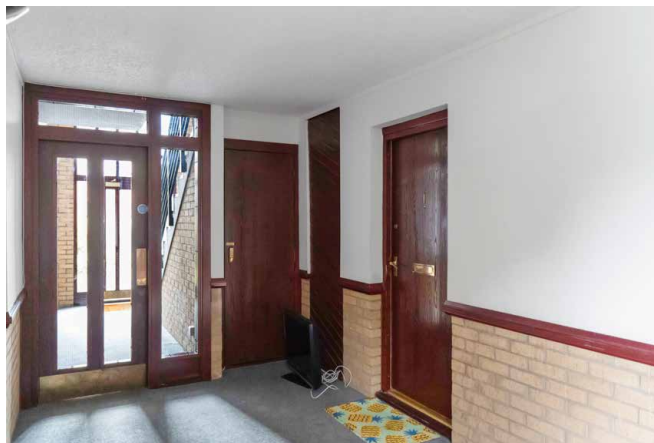
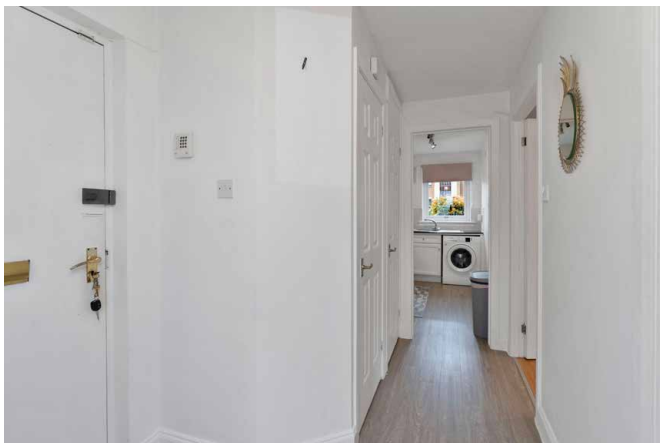
Property Summary

- Ground-floor flat in Liberton
- Part of an established development
- Secure entry system
- Entrance hall with storage
- Sunny dual-aspect living/dining room
- Well-appointed kitchen
- Spacious double bedroom with built-in wardrobe
- Bathroom with overhead shower
- Landscaped communal grounds
- Resident's parking
- Electric heating and double glazing
- EPC Rating - D | Council Tax Band - B
- Home Report Value - £155,000





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dream property!



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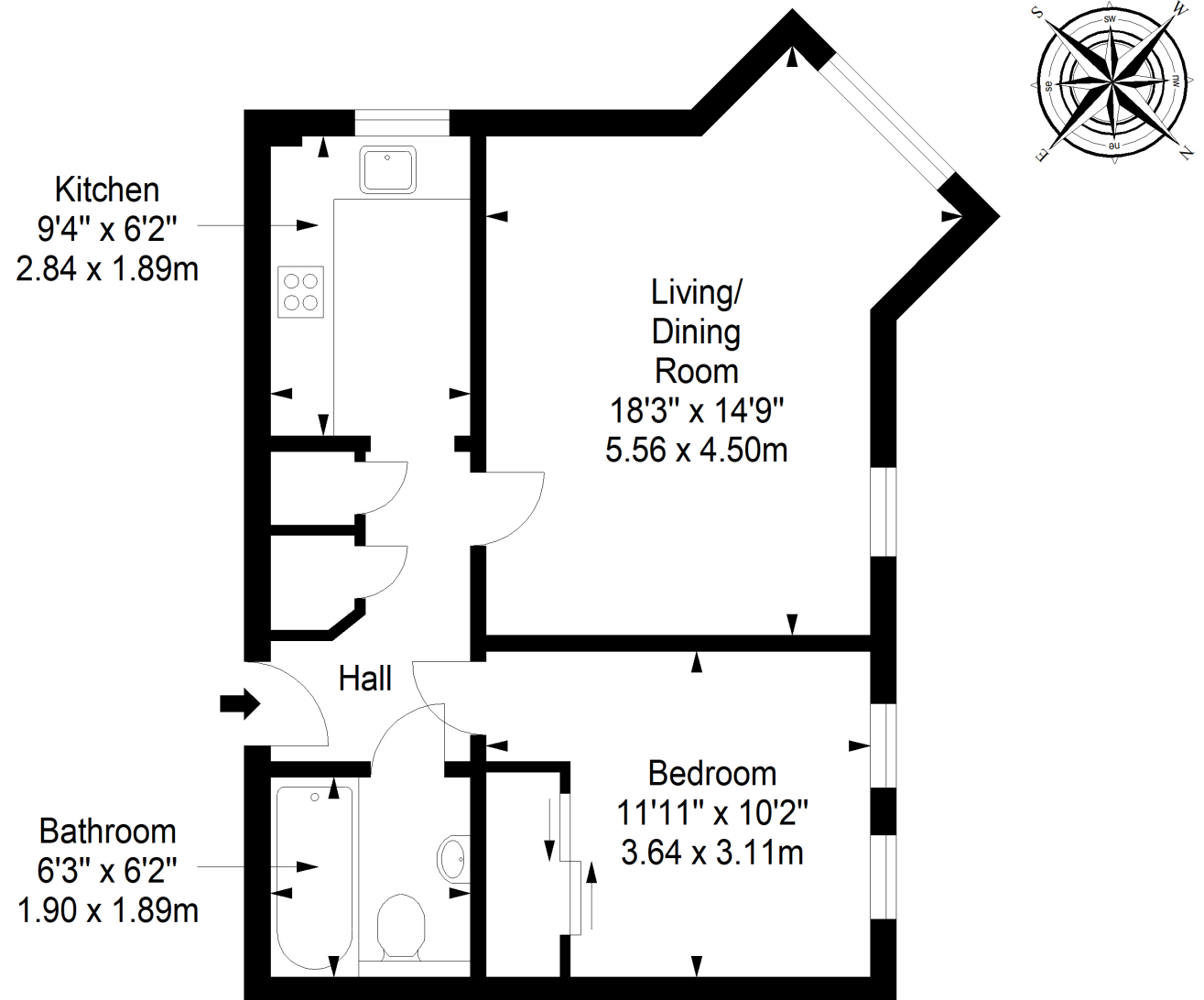
CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 47.1 sq. metres (507.0 sq. feet)



Total area: approx. 47.1 sq. metres (507.0 sq. feet)