



35/9 Carnbee Avenue
LIBERTON | EDINBURGH | EH16 6GA


warners
solicitors & estate agents



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Warners are delighted to offer to the market this well presented, second-floor apartment within a leafy landscaped development, peacefully situated yet close to good local amenities. This superb home will appeal to younger and older purchasers alike. The well-proportioned public room split naturally into living and dining areas whilst is flooded with an abundance of natural light through two large windows. Excellent storage is provided, with built-in wardrobe space in both bedrooms.

The accommodation is comprised of a welcoming entrance hallway with great storage, bright living/dining room, contemporary kitchen with white base and wall units, master bedroom with en-suite shower-room, second double bedroom with storage and is completed with a partially tiled bathroom suite. The property further benefits from gas central heating and double glazing, secure entry phone system, landscaped communal grounds and residents' parking bays.

- Well presented second floor flat
- Bright living/dining room
- Two spacious double bedrooms with built-in wardrobe space
- Master en-suite shower room
- Secure entry system
- Residents car park

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

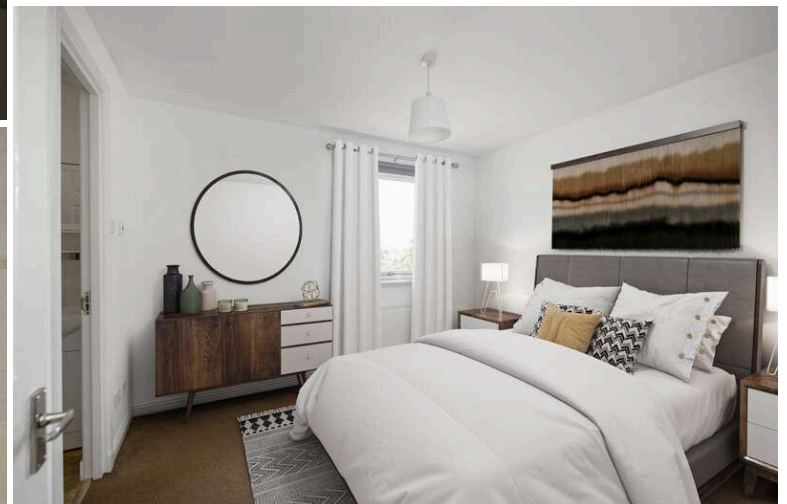
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

Extras included in this sale are blinds . Washing machine and fridge are available by separate negotiation . EPC rating C





Bathroom
1.99m x 1.94m
6'6" x 6'4"

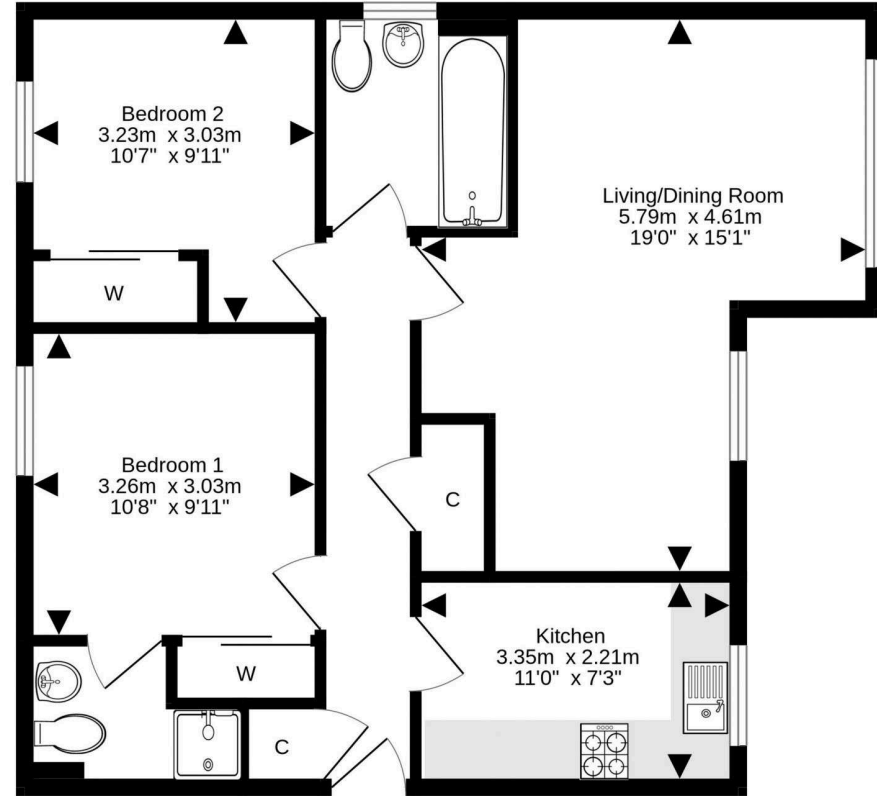
Bedroom 2
3.23m x 3.03m
10'7" x 9'11"

Living/Dining Room
5.79m x 4.61m
19'0" x 15'1"

Bedroom 1
3.26m x 3.03m
10'8" x 9'11"

Ensuite
2.30m x 1.45m
7'7" x 4'9"

Kitchen
3.35m x 2.21m
11'0" x 7'3"



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.
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