



45 Malbet Wynd
LIBERTON | EDINBURGH | EH16 6AB


warners
solicitors & estate agents



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Warners are pleased to present this stylish and beautifully maintained four-bedroom family home, situated in a sought-after residential development. Thoughtfully enhanced by the current owners, this property offers a versatile layout in an excellent location, with easy access to local amenities, schools, and transport links.

The accommodation features a spacious living room with a formal dining area, a bright conservatory that overlooks the rear garden, and a modern kitchen. On the ground floor, there is a cloakroom with a WC and wash hand basin, and a large garage conversion that has created a generous double bedroom, offering versatile space.

Upstairs, the landing leads to a linen cupboard and a hatch to the attic, accessible by a Ramsay ladder. The principal bedroom at the front of the property includes built-in wardrobes and an ensuite shower room. There is also a further double bedroom, a single bedroom that could serve as a home office, and a contemporary family bathroom with a WC, wash hand basin, and a shower over the bath.

Additional benefits of the property include double glazing, gas central heating, a driveway with space for two cars with electric car charger installed, and a fully enclosed, south-facing rear garden with a decking area, perfect for family gatherings or al fresco dining.

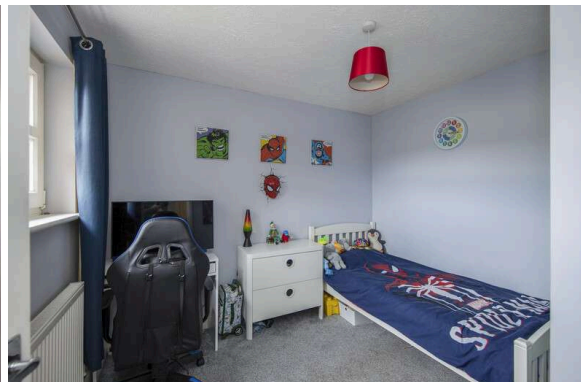
- **Stylish and Well-Maintained:** Beautifully presented four-bedroom family home with thoughtful enhancements by current owners.
- **Prime Location:** Situated in a desirable residential development with easy access to local amenities, schools, and transport links.
- **Versatile Layout:** Includes a spacious living room, bright conservatory, and a garage conversion creating a flexible ground-floor double bedroom.
- **Outdoor Space:** Fully enclosed, south-facing rear garden with a decking area, ideal for family gatherings and al fresco dining.

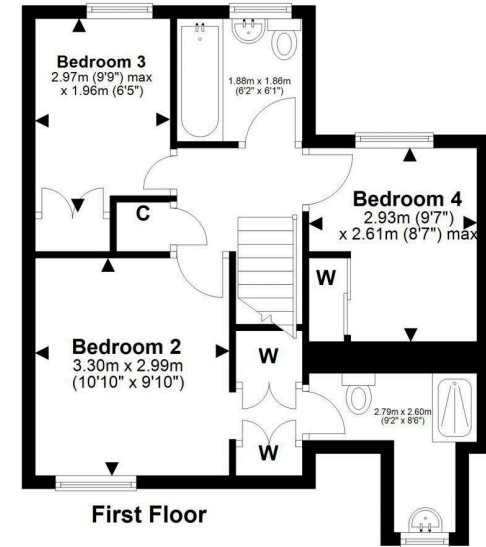
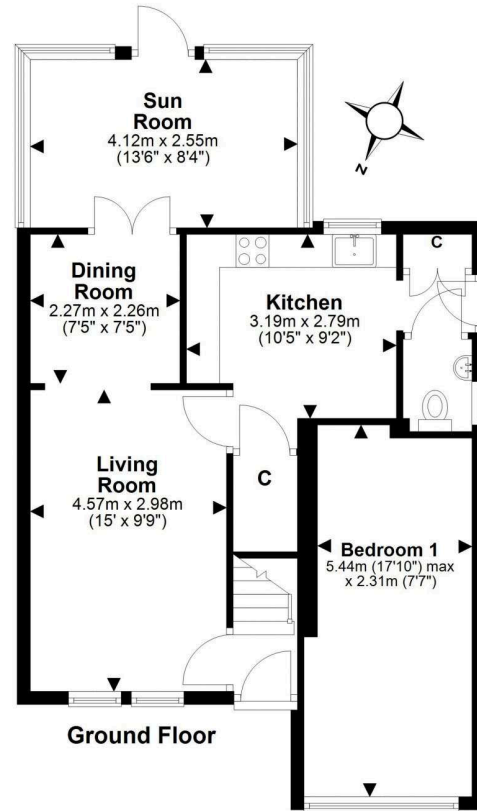
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the popular Liberton area of Edinburgh, which lies some 4 miles south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park also within easy reach. Schooling is well represented from nursery to senior level. The property is also ideally positioned for the Royal Infirmary and the Scottish Parliament. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also close by.

EPC D, council tax F. Factor fee for all the communal grounds of the estate which is around £225 for the year and can be paid monthly via direct debit to the current factor Charles White. Extras included in this sale are all kitchen appliances and curtains.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.