



74 Carnbee Park,
LIBERTON | EDINBURGH | EH16 6GH


warners
solicitors & estate agents



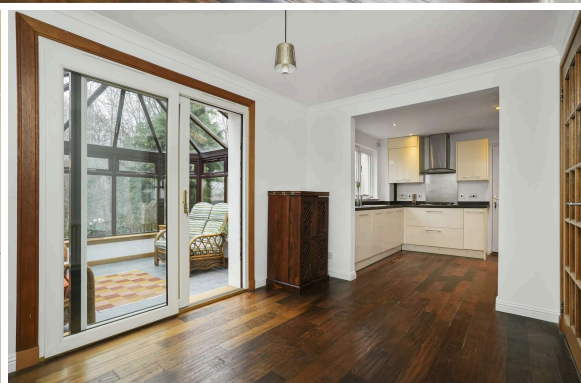
74 Carnbee Park, LIBERTON | EDINBURGH | EH16 6GH

Discover your dream home in this stunning detached villa, perfectly positioned adjacent to serene woodland in the desirable Liberton area. This charming residence boasts an extensive mono-block driveway and a beautifully secluded landscaped garden.

The vibrant living room features a large south-west facing picture window, flooding the space with natural light. The adjoining open-plan kitchen/dining area showcases elegant cream lacquer cabinetry, perfect for culinary enthusiasts. Sliding patio doors lead to a light-filled conservatory, seamlessly connecting indoor and outdoor living. The converted garage presents a versatile space that can serve as a family room, study, or even a fourth bedroom, complete with an adjoining WC.

Upstairs, you will find three generous double bedrooms, including a primary suite with a private en-suite shower room. A stylish principal bathroom, equipped with a modern white suite and shower, adds to the property's appeal. Further benefits on offer include gas central heating, double glazing and convenient attic space for extra storage.

- Spacious Hall with a bright and vibrant Living room attached
- Kitchen/dining room with patio doors to Conservatory
- 3 further bedrooms , one with attached en-suite
- Additional bedroom which could be a study
- Principal bathroom with white suite and shower
- Gas central heating and double glazing
- Attic
- Large driveway
- Private gardens



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



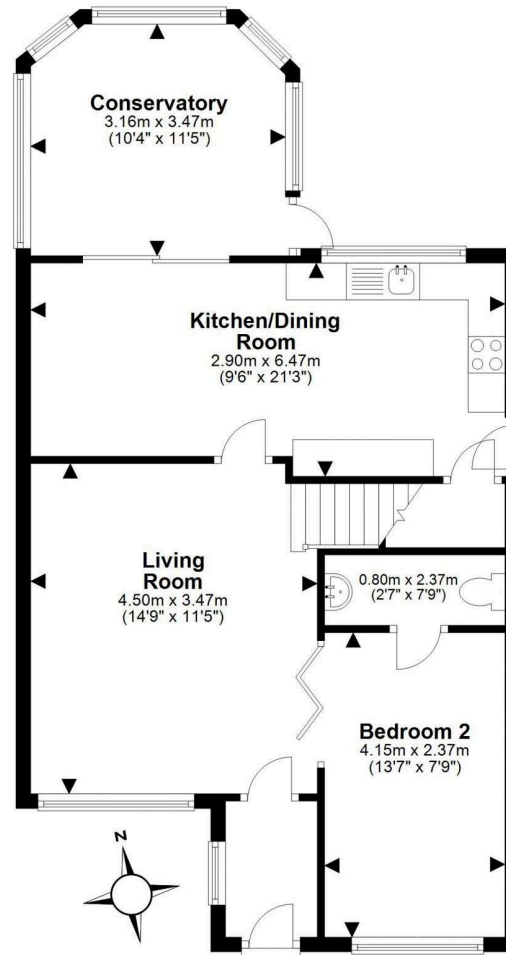
Recently installed kitchen appliances which includes washing machine, microwave, a dishwasher and integrated fridge, as well as the garden shed will be included in the sale while the cane furniture in conservatory and wooden drinks bar/ cabinet (John Lewis Maharani range) can be included with separate negotiation.

Council tax band F, EPC Rating C.

Factor Fee Approx. £120 per year.

Liberton is a 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. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury 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.





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.

