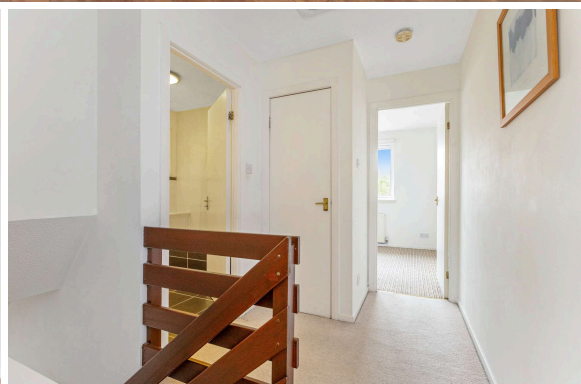




29 Carnbee Avenue  
LIBERTON | EDINBURGH | EH16 6GA

  
**warners**  
solicitors & estate agents





## 29 Carnbee Avenue

LIBERTON | EDINBURGH | EH16 6GA

Set on a quiet street moments from excellent amenities, quick transport links and vast open green spaces is this modern terraced house. Boasting a fully enclosed rear garden, gas central heating and double glazing this property has the potential to make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule, a bright lounge with picture window, a fitted kitchen with garden access and following upstairs the property enjoys two well-proportioned bedrooms (one with built-in mirrored wardrobe) and the home is completed bathroom with shower over bath. Externally the fully enclosed, secluded rear garden is laid to lawn.

- Modern terraced house in quiet setting
- Private full enclosed rear garden
- Welcoming vestibule
- Bright lounge with picture window
- Fitted kitchen with garden access
- Two double bedrooms
- Bathroom with shower over bath
- Gas central heating
- Double glazing

Council Tax band C, EPC Rating C.

Items included in the sale; oven, washing machine, kitchen table and two chairs, all blinds and curtains.

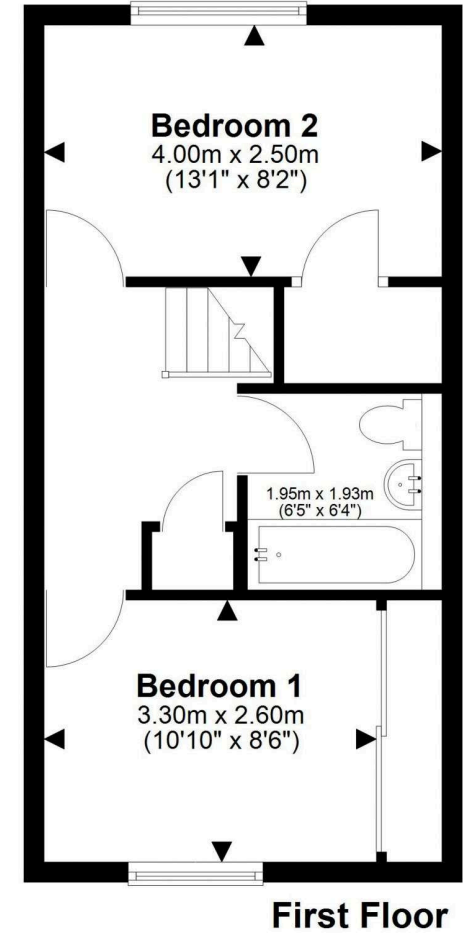
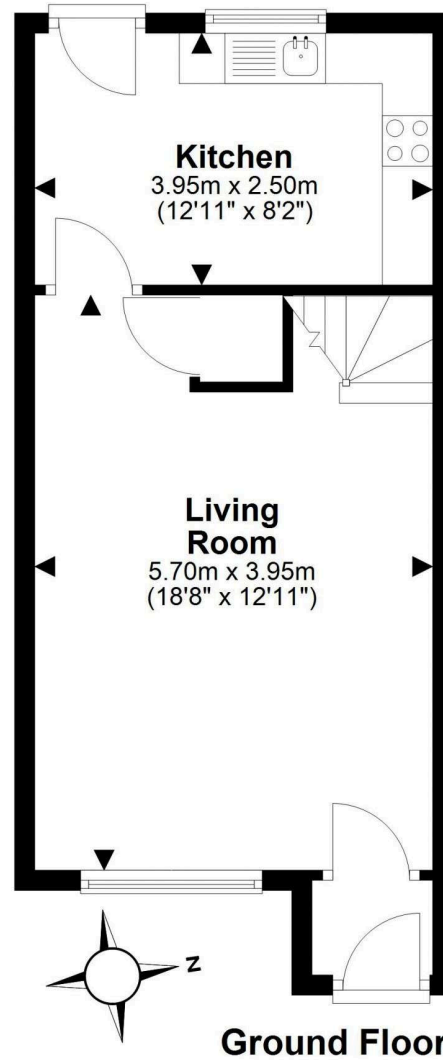
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Liberton is a sought-after suburb to 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 Sainsburys 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 the main motorway networks







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