



CARNBEE CRESCENT

23/2 Carnbee Crescent
LIBERTON | EDINBURGH | EH16 6GF


warner's
solicitors & estate agents



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This well presented ground floor apartment forms part of a sought after mature development with lovely shared grounds and plenty of residents parking, and is quietly tucked away just off Lasswade Road with great amenities and transport links close at hand.

Viewing is recommended to appreciate this particularly light and spacious property, ideal for a variety of purchasers including first time buyer couples and anyone looking for easy access accommodation. The flat has been nicely finished off with neutral tone decor and carpeting, and offers more than ample storage facilities.

- Generous sized living/dining room
- Fitted kitchen
- Twin window principal bedroom with mirrored wardrobes
- Second bedroom with wardrobe and cupboard storage
- Wetroom/electric shower/fully wetwalled
- Hallway with storage
- Double glazing
- Electric heating
- Security entryphone system
- Well kept communal gardens
- Residents car parking facilities to rear, plus on-street parking
- Factored development
- Shawfair Railway Station and City Bypass easily accessible

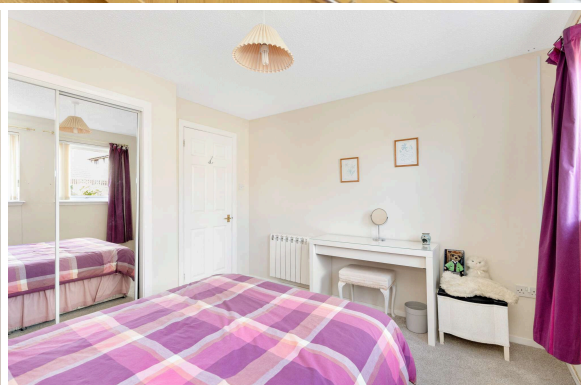
Included in the sale will be the fixtures, fittings, fridge freezer, washing machine and cooker. Other items can be included if required. Energy Rating E. Council tax Band D.

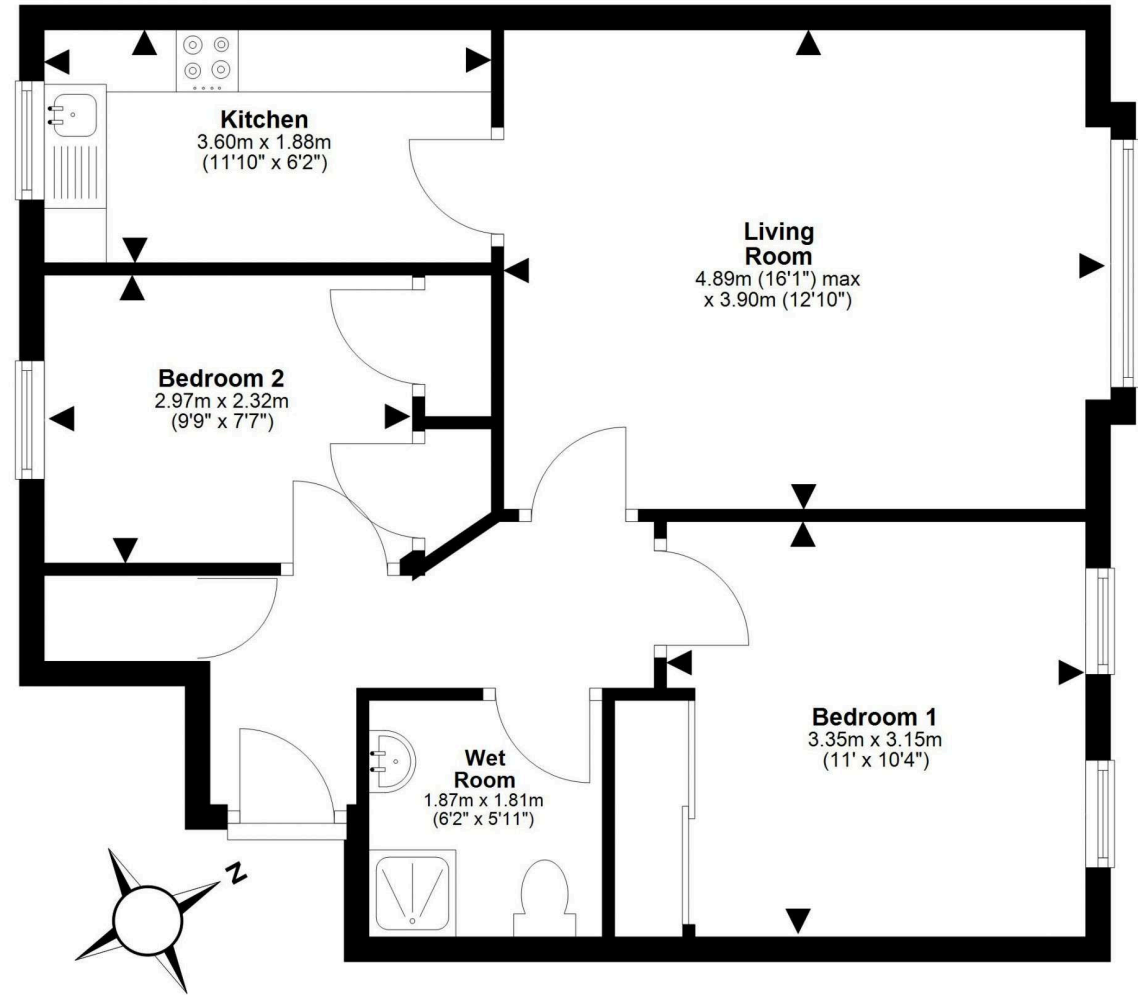
Factor fee approx £100 per month, plus £115 per year for upkeep of the estate.

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. The property is 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.





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.

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