

COULTERS[©]

SOUTHFIELD HOUSE, 71/4 CARNBEE

LIBERTON, EDINBURGH, EH16 6GA

 4 BED  2 BATH  1 PUBLIC

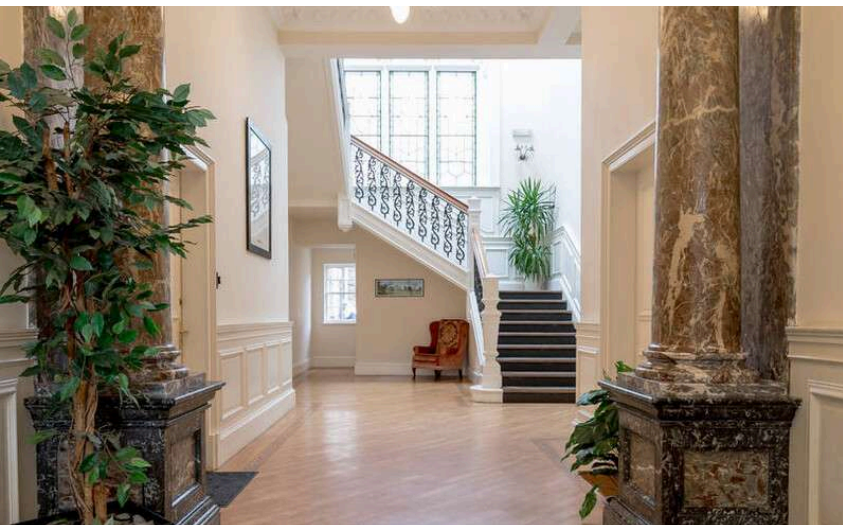


TAKE A LOOK INSIDE

Stunning and extremely impressive upper flat, bursting with period charm, forming part of the B-Listed Southfield House, a converted mansion built in 1875 by John Chesser. The home has been lovingly maintained and upgraded by the current owners to create a beautiful home with fine proportions and a layout ideal for modern living.

Summary of Accommodation:

- A magnificent drawing room with a marble fireplace, ornate cornicing, dining area and a glazed door opening to a stone balcony
- Master bedroom with modern en suite shower room. Two further double bedrooms, family bathroom, study/bedroom 4
- Stylish and bright kitchen/breakfast room
- A large attic space with floored area
- Allocated parking space and wonderful communal grounds
- Communal storage area



KEY FEATURES



Stunning B-listed flat



4 Bedrooms & 2
Bathrooms



Balcony and well
maintained communal
grounds.



Allocated parking space

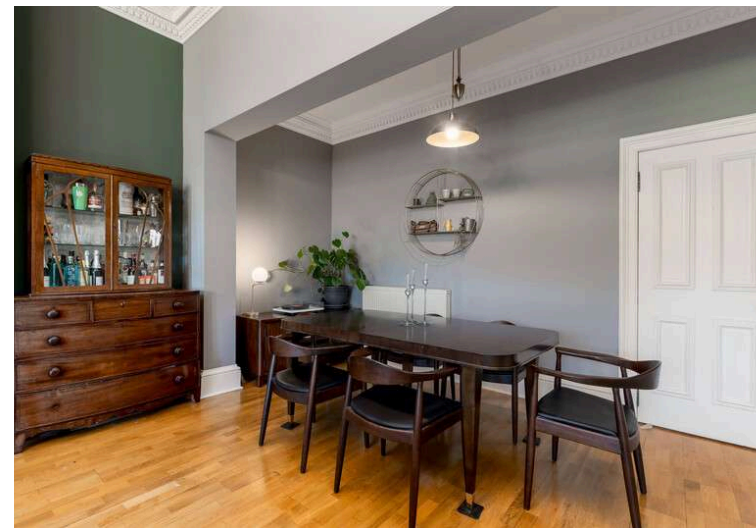


Peaceful and private
location



Beautifully presented
accommodation





Outside

Southfield House is accessed by a private road from Carnbee Avenue and set in an attractive and peaceful location surrounded by greenery. The flat has an allocated parking space and further parking to the front of the building and there is a useful communal lock up storage area to the rear.

The beautiful and well maintained grounds are a real feature of the property with the main garden area located on the eastern side of Southfield House. The development benefits from a proactive residents association.



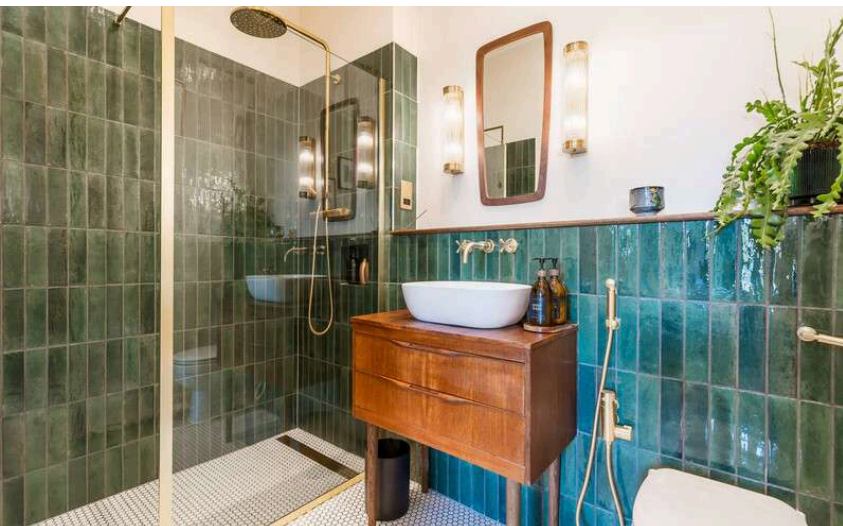


THE LOCAL AREA

The property is set in a tucked away location within leafy Liberton, situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Blackford Hill, Hermitage of Braid and Inch Park which has a play area, tennis and padel courts and community sports club.

The Pentland and Braid Hills are a short drive and provide further opportunities to embrace the great outdoors. Keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. Bustling bars and fashionable restaurants are just a short distance away in vibrant Morningside and Newington. Daily shopping needs are well-catered for by nearby Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers.

It is ideally located for the Royal Infirmary, the University of Edinburgh Kings Buildings, and Napier University. Commuters into Edinburgh benefit from an efficient bus service along with proximity to the City Bypass and Scotland's motorway network.







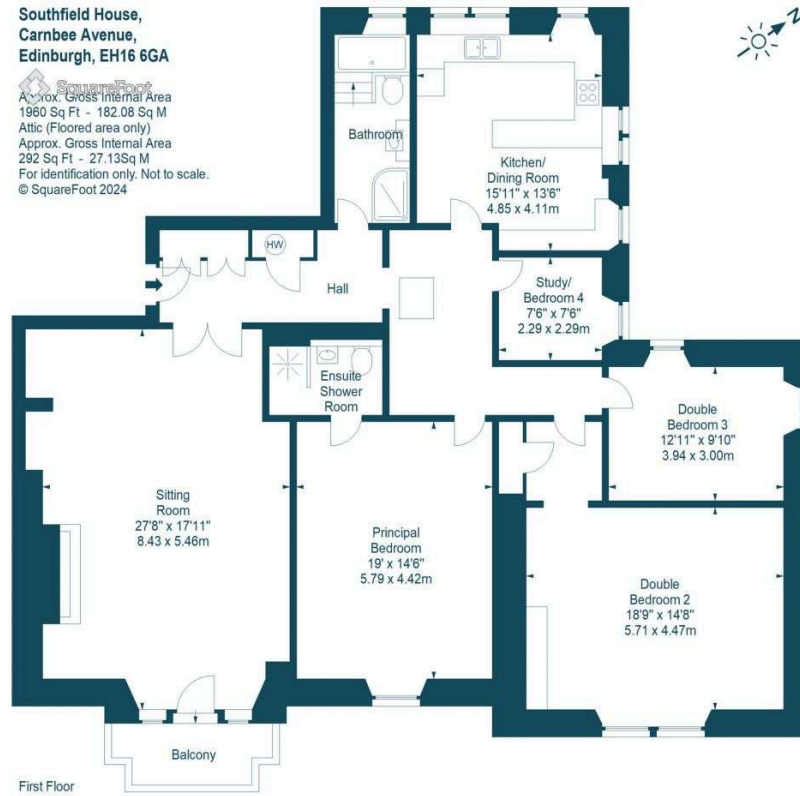
EXTRAS

All light fittings, blinds, curtains, fitted flooring and all white goods are included in the sale price.

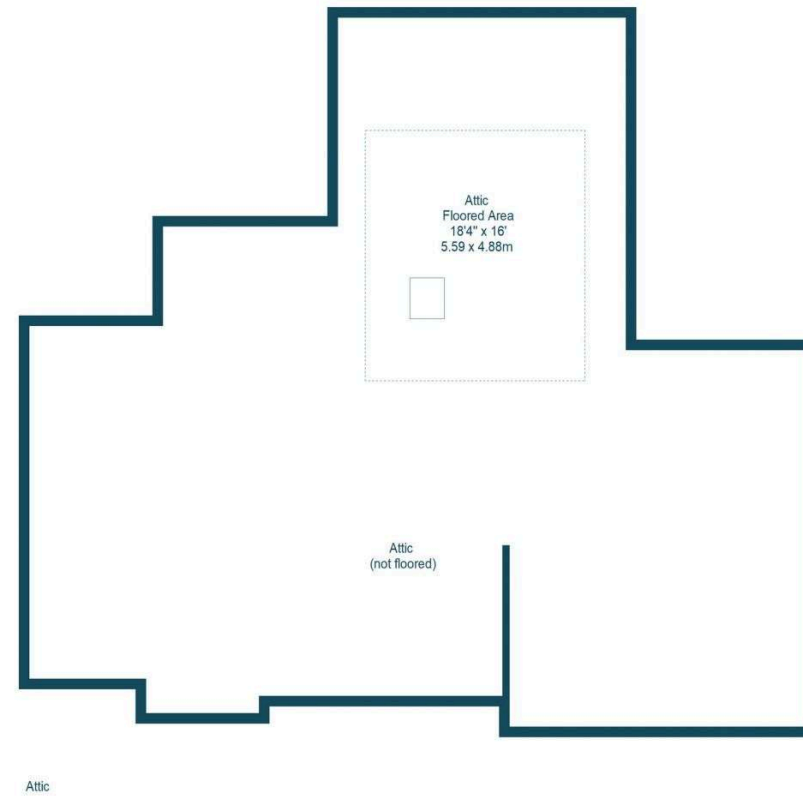
There is a monthly service charge of approximately £100, which includes gardening, roof maintenance and minor communal repairs (no buildings insurance).

Southfield House,
Carnbee Avenue,
Edinburgh, EH16 6GA

Approx. Gross Internal Area
1960 Sq Ft - 182.08 Sq M
Attic (Floored area only)
Approx. Gross Internal Area
292 Sq Ft - 27.13Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Attic

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.