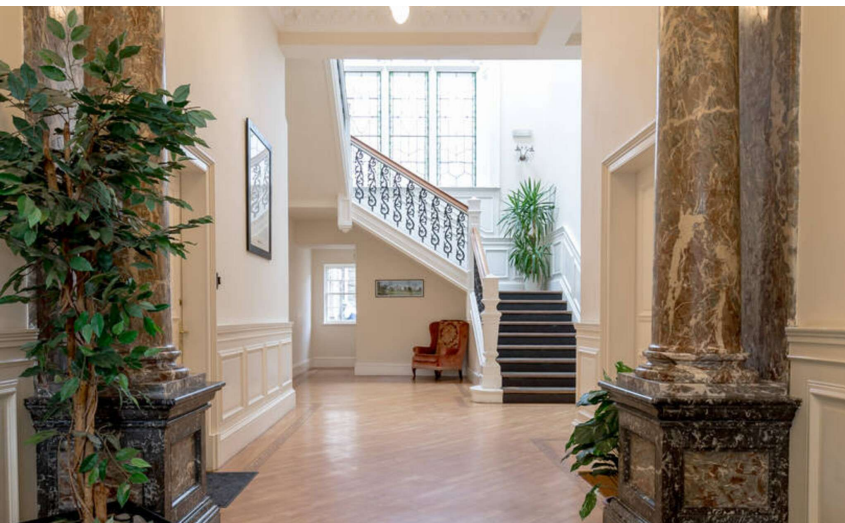


COULTERS[©]

71/3 CARNBEE AVENUE

LIBERTON, EDINBURGH, EH16 6GA

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A substantial 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.

This beautiful home has magnificent reception rooms and a layout ideal for modern living. An impressive communal hall is accessed at ground floor level with a broad staircase leading up to the well-presented flat where the accommodation is arranged over the first and second floor and comprises:

First floor: Broad entrance hall with storage cupboard, magnificent dual aspect drawing room with ornate cornicing, a marble fireplace and gas fire, access to an impressive open plan kitchen/dining/living room with lovely open views over the communal garden. There are two bedrooms served by a modern shower room.

Second floor: Spacious master bedroom with en suite bathroom and generous storage, further double bedroom served by a bath. A spiral metal staircase rises from the landing to turret room above with far reaching views.

KEY FEATURES



Substantial first and second floor apartment



4 bedrooms & 3 bathrooms



Extensive communal gardens



EPC Rating - C



Spectacular reception rooms



Lovely south-easterly views over gardens



Allocated parking for 2 cars



Council Tax Band - H



OUTSIDE

Southfield House is accessed by a private road from Carnbee Avenue and is set in an attractive and peaceful location surrounded by greenery. The flat has allocated parking space for two cars, further parking to the front of the building and a 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 south-east 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

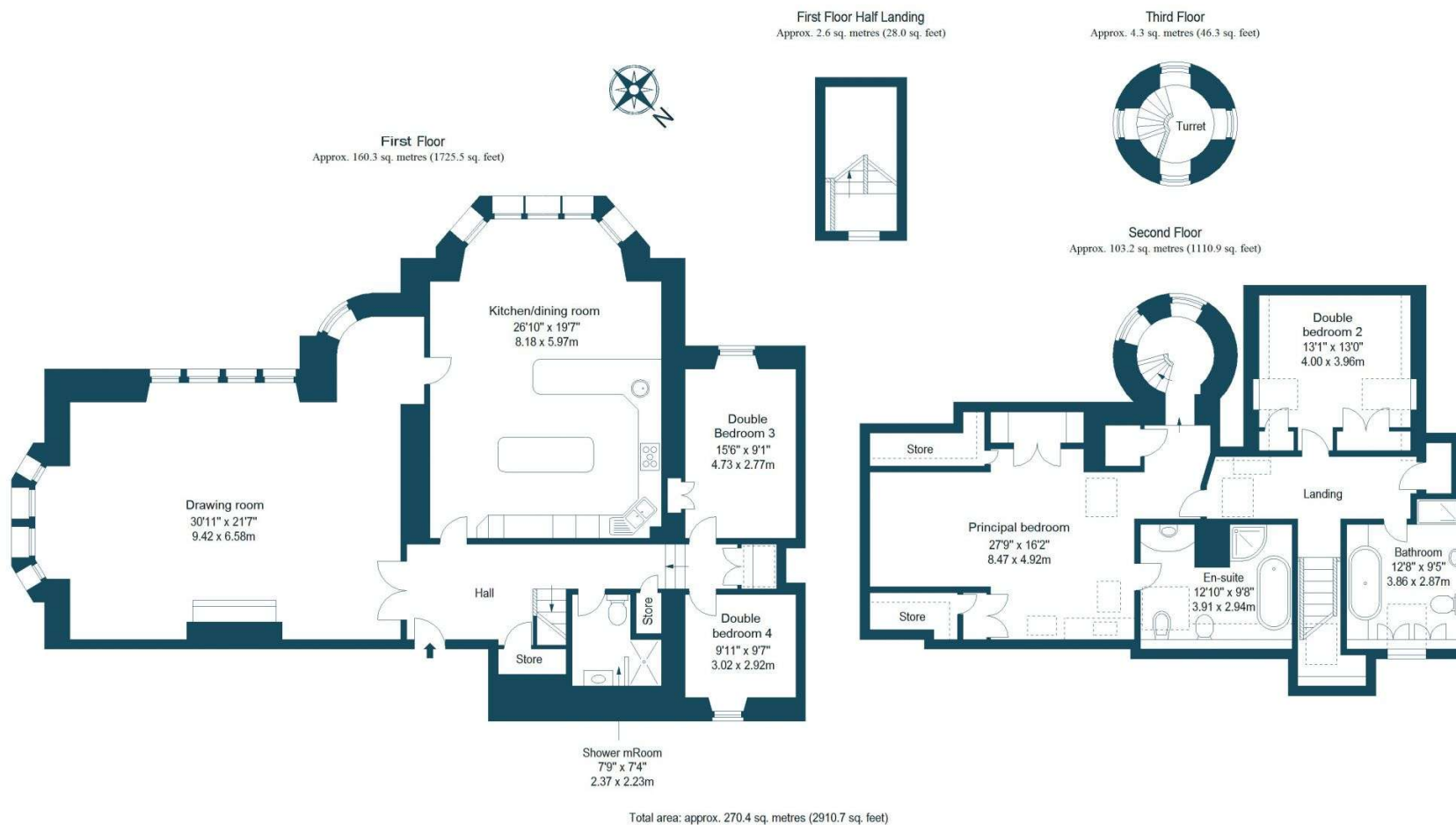
All light fittings, blinds, curtains, fitted flooring and all white goods are included in the sale price. The Bang & Olufsen music system and the Bang & Olufsen wall mounted television in the drawing room are included in the sale.

Service Charge

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



HOME REPORT VALUATION: £700,000



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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.