



1 Carnbee Park
Liberton, EH16 6GE

deans 
Solicitors & Estate Agents LLP



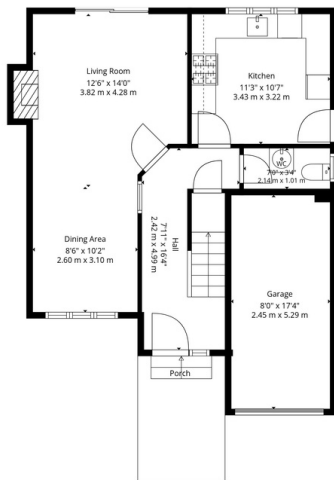
DETACHED HOUSE

- Living Room/ Dining Room
- Kitchen
- W.C.
- Three Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Garage & Driveway
- Private Front & Rear Gardens
- Double Glazing & GCH
- EPC Rating – C

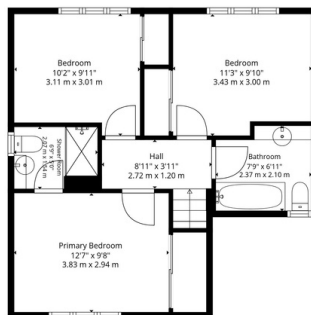


Located within a well-established residential development, this well-presented detached house is located in the sought-after area of Liberton, south of Edinburgh city centre. The property is conveniently located close to a range of local amenities, including Liberton Hospital, Cameron Toll Shopping Centre and Straiton Retail Park, which offers an excellent selection of shops, supermarkets and restaurants. There are excellent public transport links to the city centre and surrounding areas, and the city bypass is easily accessible. The accommodation comprises a welcoming entrance hallway, bright and spacious living/dining room with patio doors opening onto the rear, separate kitchen/dining room, three generously proportioned double bedrooms, including a principal bedroom with an en-suite shower room, and a family bathroom with a shower over the bath. Externally, there are beautifully maintained private gardens to the front and rear of the property along with a garage and a driveway offering off-street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains (except in the living room), oven, hob, hood, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided.





1st Floor



2nd Floor

Total: 1035 sq. Ft. 96 m²

1st Floor: 521 sq. Ft. 48 M², 2nd Floor: 514 sq. Ft. 48 m²

Excluded Areas: Garage: 139 sq. Ft. 13 M², Porch: 72 sq. Ft. 7 M², Fireplace: 8 sq. Ft. 1 M², Walls: 114 sq. Ft. 10 m²

(Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.)



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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