



65 Carnbee Park
Liberton, Edinburgh, EH16 6GE

CALL US ON 0131 447 4747

65 Carnbee Park, Liberton, Edinburgh, EH16 6GE

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall with storage beneath stairs.
- Cloakroom/WC.
- Attractive bay-widowed living room with feature fireplace.
- Open access to dining room with patio doors to rear garden.
- Modern fitted breakfasting kitchen with appliances.
- Double bedroom on ground level.
- Upper landing with storage & access to floored attic with pull down ladder.
- Master bedroom with built-in mirrored wardrobes & en-suite shower room.
- Further double bedroom with built-in mirrored wardrobes.
- Contemporary fitted & fully tiled shower room.
- Private garden area to front.
- Monobloc driveway to side.
- Beautiful maintained enclosed landscaped garden to rear.
- Pathway to side.
- Gas central heating with modern energy efficient combination boiler.
- Double glazing.
- Alarm.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

Immaculately presented detached villa situated within established modern development in the highly desirable Liberton district of the city. The property is a short journey to the south of Edinburgh City Centre and there is a range of local amenities close at hand. Brought to the market in move-in condition.

COUNCIL TAX BAND F.
TRAIN STATION APPROXIMATELY 3.7 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT APPROXIMATELY 12.7 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 200 METRES.

LOCATION

Liberton is a sought after location to the south of Edinburgh, approximately four miles from the City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre, including Sainsbury's 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. 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 main motorway networks.

EXTRAS: ALL FITTED FLOOR COVERINGS, SOME LIGHT FITTINGS, SOME CURTAINS AND POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FREESTANDING DISHWASHER, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. THE GARDEN SHED, STORAGE UNIT TO SIDE OF THE PROPERTY AND GARDEN BENCH WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.



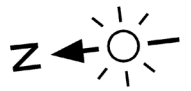




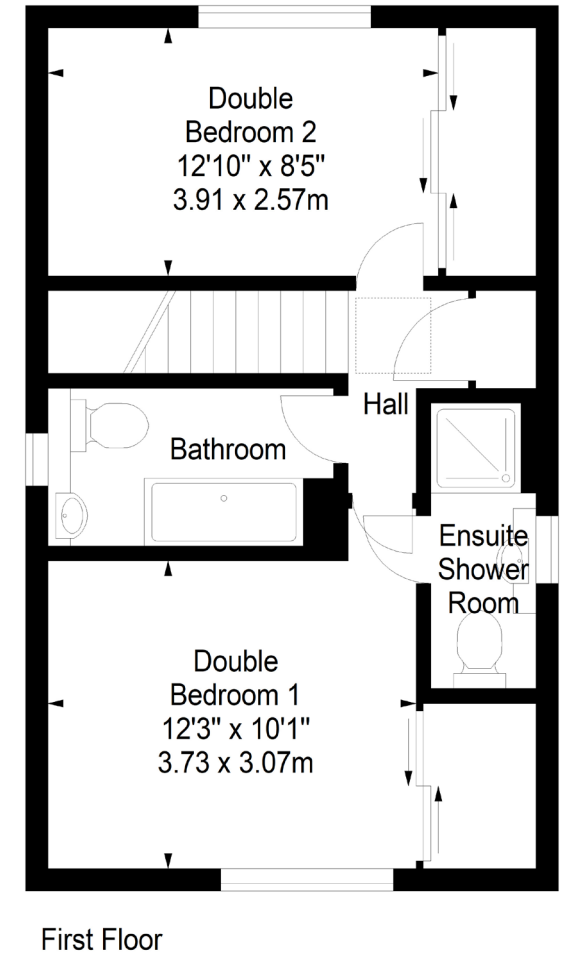
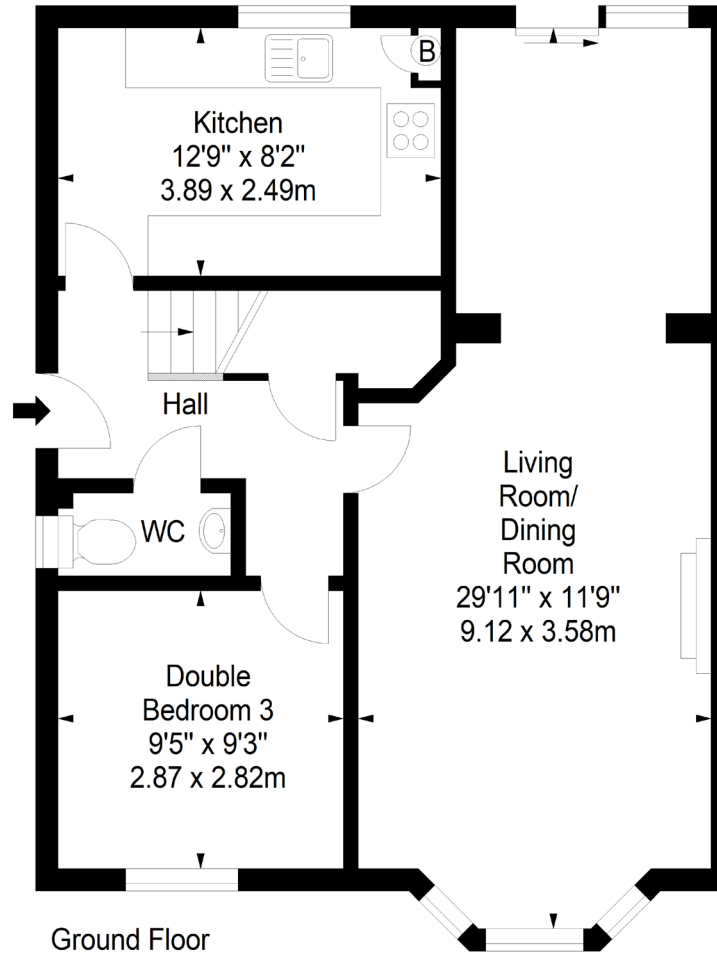
**Carnbee Park,
Edinburgh,
Midlothian, EH16 6GE**



Approx. Gross Internal Area
1075 Sq Ft - 99.87 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.