



22 Carnbee End  
LIBERTON | EDINBURGH | EH16 6GJ

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solicitors & estate agents



## 22 Carnbee End, Liberton

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Superb family sized accommodation is offered by this beautifully finished off detached villa, occupying a prime tucked away position within well stocked private gardens on a sought after development.

Viewing is essential to appreciate this most appealing property, which benefits from lots of privacy due to it nestling just off road, bordered by mature woodland. Light and spacious accommodation is ready to move into and offers lots of flexibility for a family to spread out and is much enhanced by contemporary style fittings throughout. Space for relaxation and both formal and casual dining is provided by a large living/dining room, breakfasting kitchen and the addition of a conservatory looking out to the garden. Completing the downstairs accommodation are two handy utility areas and a shower-room. Upstairs you'll find four bedrooms, two with built-in wardrobe storage, an en-suite facility off the main room and the family bathroom.

To the rear lies a fully enclosed and child/pet friendly private garden, which is very well screened and landscaped with plenty of mature greenery. A driveway at the front is flanked by an open plan grassed area.

- Leafy off-road position, safe for children
- Living/dining room
- Conservatory
- Stylish fitted breakfasting kitchen
- Two utility areas
- Downstairs shower-room
- Upper landing
- Principal double bedroom and three further bedrooms
- Modern en-suite facility
- Well fitted family bathroom
- Gas central heating and double glazing
- Ladder access to part floored loft space
- Large store (former garage)
- Lovely private gardens front and rear with driveway

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.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. 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.

Council tax band F, Energy rating C. Factor is managed by Charles White Limited and costs around £143.94 per annum.

Extras included in this sale will be oven, hob, hood, blinds and, carpets/ floor coverings,

All furniture and white goods can be available by separate negotiation.



