



28  
Malbet Wynd  
Edinburgh  
EH16 6AN



Most impressive, three-bedroom detached villa with a single garage, a generous enclosed rear garden and garden to the front along with a driveway. The property forms part of a tranquil, modern factored development surrounded by well-maintained garden grounds conveniently located in the Liberton area of Edinburgh lying to the south of the City offering a good range of local amenities, schooling and transport links. The property is presented to the market in immaculate order throughout therefore an early viewing is recommended.

The accommodation comprises:

- Welcoming reception hallway.
- Bright and spacious living room front facing with a feature fireplace and electric fire inset, access to the conservatory.
- Kitchen well equipped with a range of wall and base units along with appliances
- Pleasant bay window dining room which could be utilised as a fourth bedroom
- Downstairs cloaks comprising WC and wash hand basin
- Staircase to the upper level, hatch to attic storage
- Master bedroom front facing with built in wardrobes and refitted en-suite.
- Double bedroom front facing
- Third bedroom rear facing
- Bathroom comprising WC, wash hand basin, bath with shower over. Splashback tiling
- Gas central heating, double glazing and security alarm
- Single garage and driveway
- Impressive enclosed rear garden, garden to the front









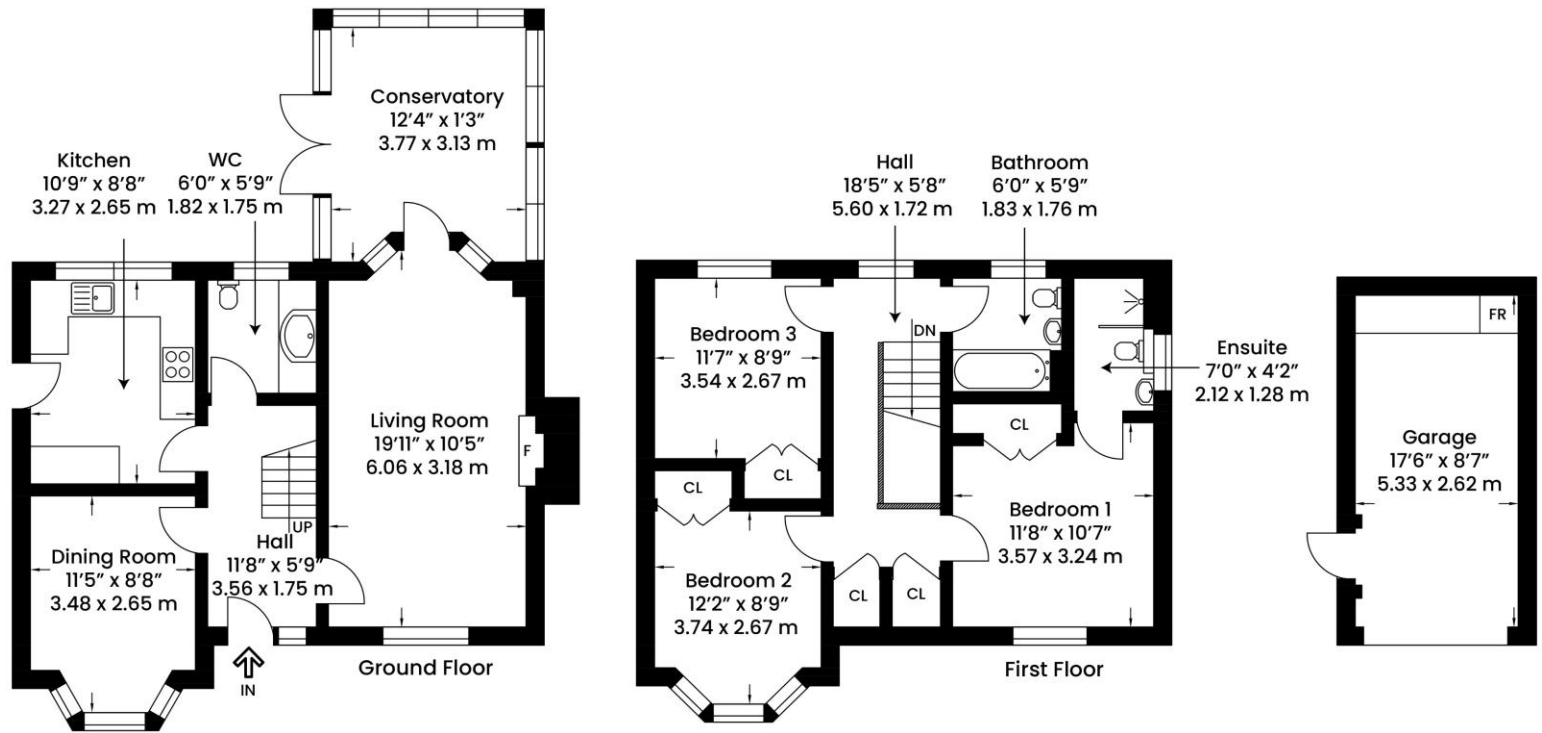












vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2026

## Location

Liberton is an established residential area, south of Edinburgh city centre, offering an extensive range of family-orientated housing, with local shopping available throughout. A Morrisons supermarket is located on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks are situated throughout, whilst Braid Hills, Pentland Hills, and Liberton Golf Course offer open green spaces. Liberton is an ideal location for access to the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.

EPC Band- C

Council Tax Band- F



Connell & Connell WS  
10 Dublin Street  
Edinburgh, EH1 3PR  
Tel: 0131 556 2993  
Fax: 0131 557 5542  
property@connellws.co.uk

\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

