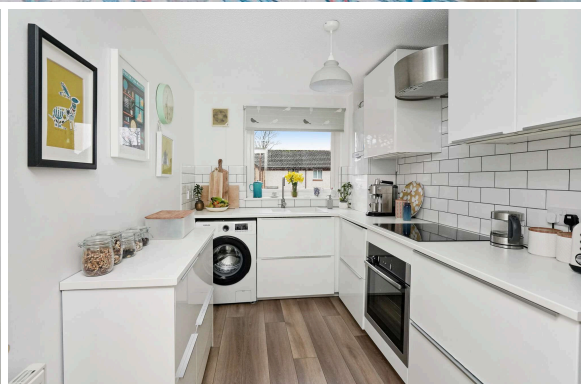
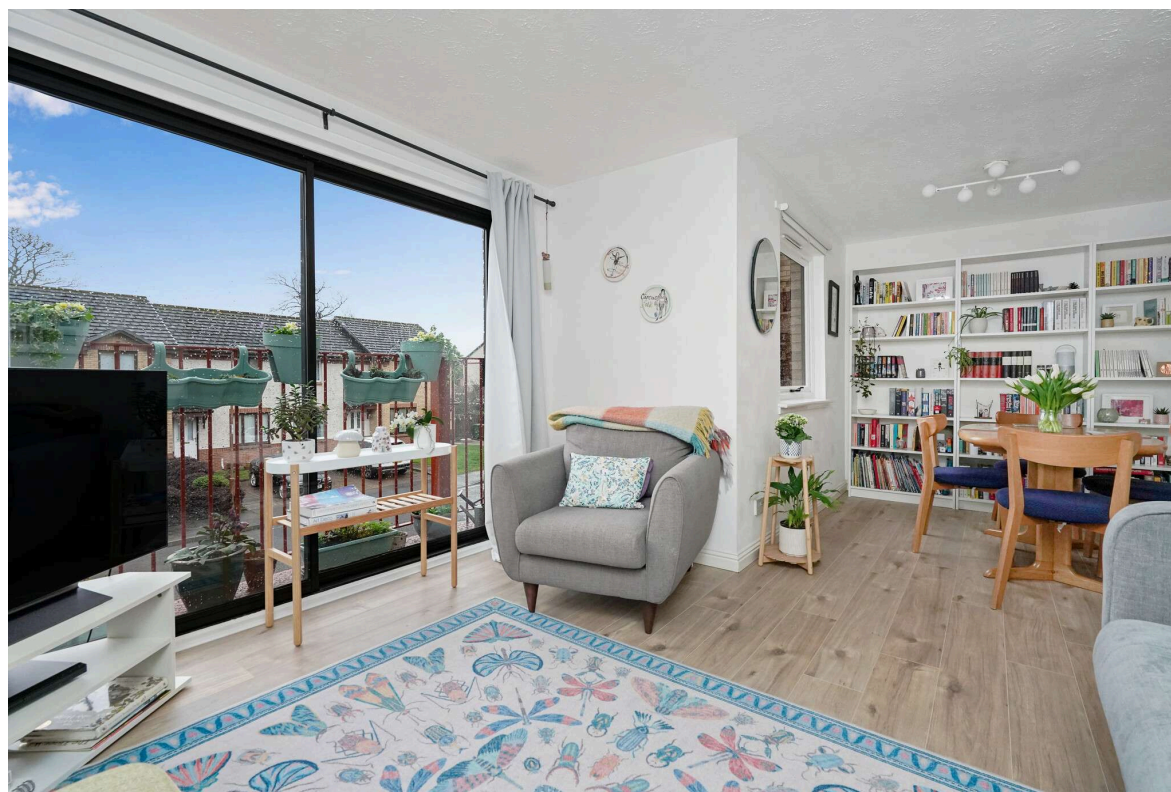




33/6 Carnbee Avenue  
LIBERTON | EDINBURGH | EH16 6GA





## 33/6 Carnbee Avenue

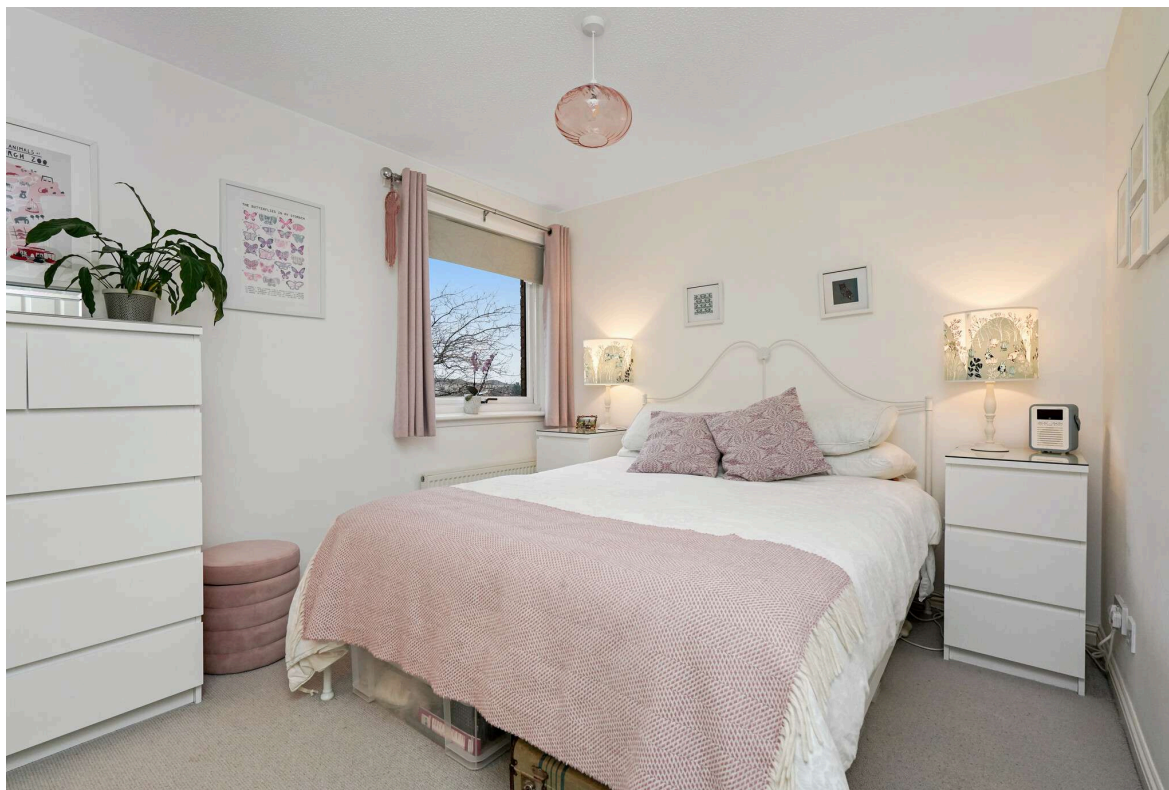
LIBERTON | EDINBURGH | EH16 6GA

Nestled in a quiet, modern, manicured development in the heart of Liberton, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented first floor apartment. Boasting a Juliet balcony, ample resident's parking, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright lounge with Juliet balcony and generous dining space, a contemporary kitchen with attractive units, a large master bedroom with built-in mirrored wardrobe and elegant en-suite shower room, a second well-proportioned double bedroom with further built-in mirrored wardrobe and the flat is completed by a stylish main bathroom with shower over bath.

- Modern first floor apartment
- Quiet cul-de-sac setting
- Ample resident's parking
- Welcoming hallway with good storage
- Bright lounge with dining space and Juliet balcony
- Contemporary kitchen with attractive units
- Two well-proportioned double bedrooms
- Two stylish bathrooms

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



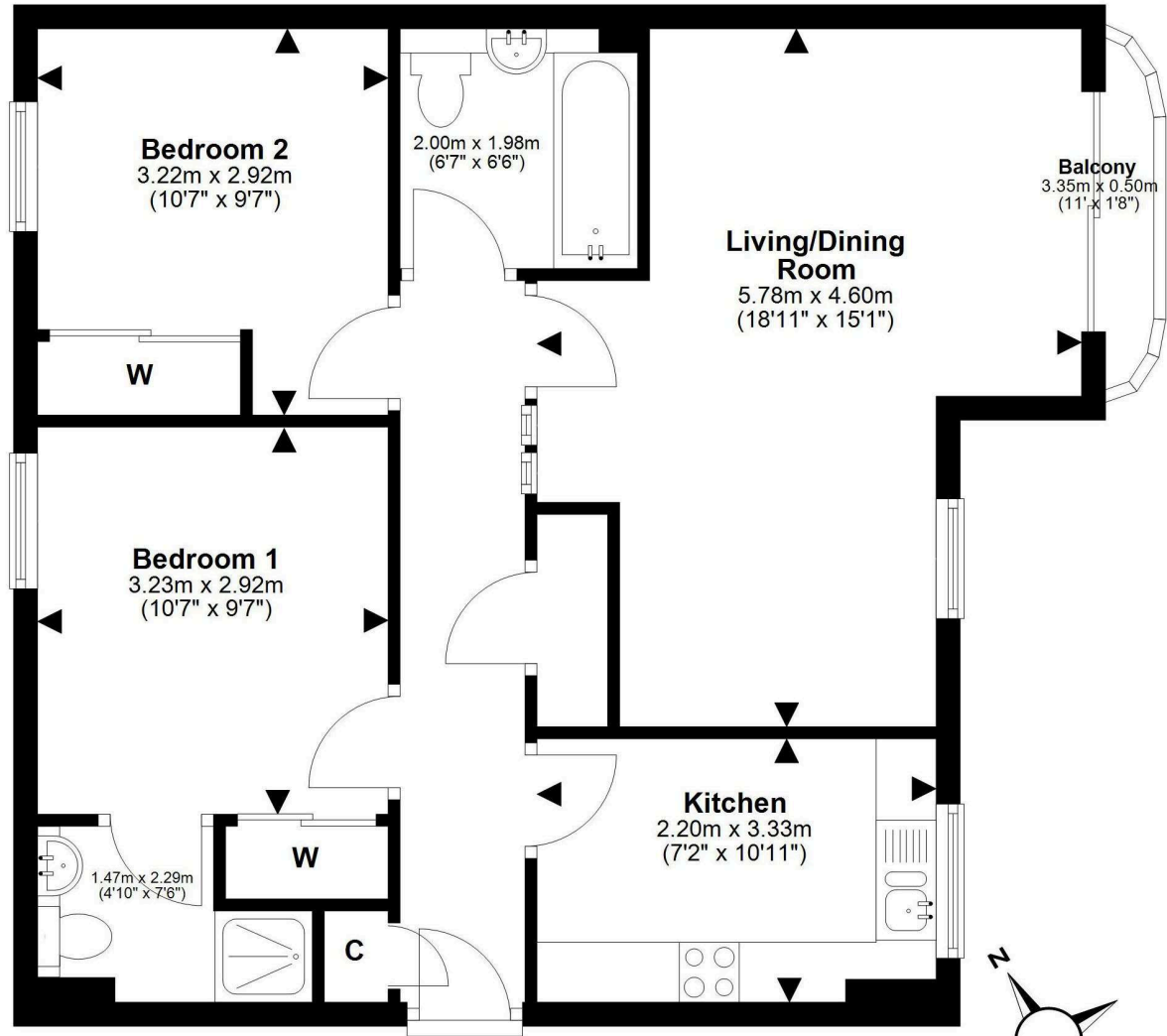
Liberton is a highly sought-after suburb to the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys 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 the main motorway networks

Energy rating C, Council tax band E. Extras included in this sale will be curtains, blinds, lights fittings, integrated hob, oven and fridge freezer.

Factor is managed by Charles White Limited with an annual cost of approx. £1,200 covering general maintenance of the communal areas and garden grounds, as well as block buildings insurance. The payments are made quarterly with an additional £100 a year to cover the communal grounds of the estate.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.