



7 Carnbee Avenue
LIBERTON | EDINBURGH | EH16 6GA


warners
solicitors & estate agents



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Most appealing detached villa boasting a light and spacious interior much enhanced by stylish modern fittings, occupying a prime off road position on this sought after development, well placed for easy access to the local amenities and regular buses to the City Centre. Viewing is highly recommended of this lovely, ready to move into home, ideal for a family looking for generous sized accommodation in a quiet spot.

Living space

- Dual aspect living/dining room - an ideal place for relaxation or entertaining, with patio doors allowing direct access to the garden
- Beautifully fitted breakfasting kitchen providing ample storage by way of eye-catching gloss units and plenty of worktop space
- Handy utility room fitted out in a similar style
- Three double bedrooms, two benefiting from mirrored wardrobe storage
- En-suite serving the principal bedroom
- Family bath/shower-room showcasing a jet spray system bath and wash-basin set in vanity unit
- Downstairs WC facility.

Features

- Gas central heating
- Double glazing
- Great storage facilities
- Ladder access to loft with light.

Outdoors

- Mostly enclosed private rear garden with lawn, patio and shed
- Well stocked front garden
- Driveway
- Garage with light and power.

Energy Rating C. Council Tax F.

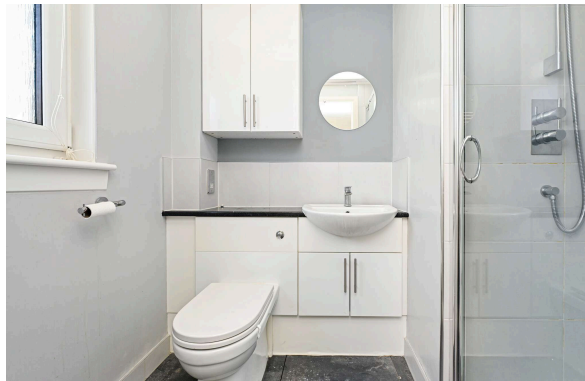
Factor approx £140 per year.

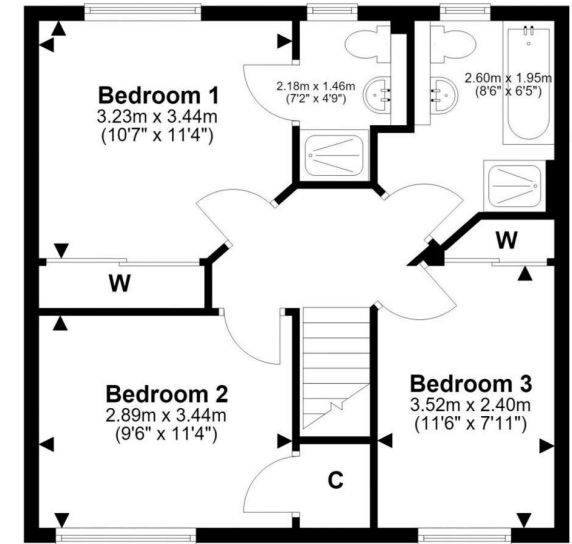
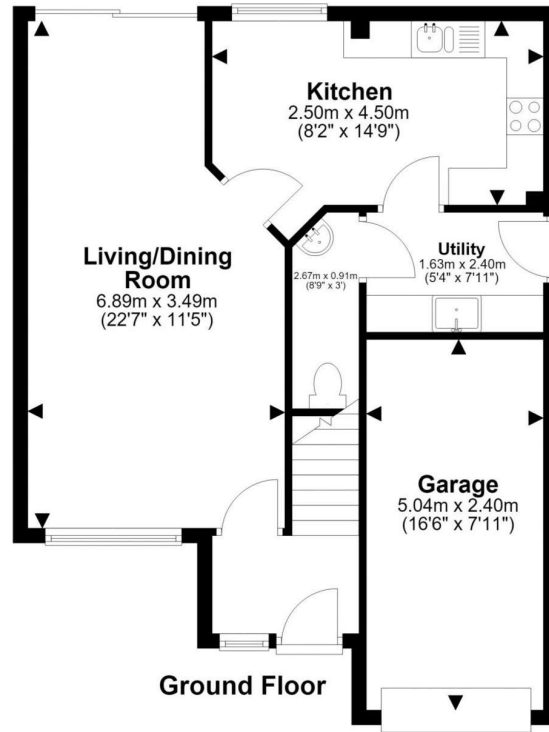
All fixtures, fittings, integrated appliances & white goods are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.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.





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.