



COULTERS[©]

39 MALBET WYND, LIBERTON

LIBERTON, EDINBURGH, EH16 6AB

 3 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This beautifully presented semi-detached house offers bright, well-proportioned accommodation ideally suited to modern family living. The welcoming sitting room provides comfortable lounge space with ample room for dining, creating a sociable open arrangement that flows naturally into a light-filled conservatory. From here, and directly from the kitchen, there is access to the rear garden, allowing for an easy transition between indoor and outdoor living.



KEY FEATURES



Bright and well proportioned semi-detached house.



Three double bedrooms, one with an en-suite



Well presented south facing rear garden.



Single garage with driveway parking.



Situated in the popular residential area of Liberton.



Excellent local amenities nearby.



EPC Rating -D



Council Tax Band - E



The kitchen itself is well appointed, offering plentiful storage and a range of integrated appliances, and also provides internal access to the garage for additional convenience. On the upper level, there are three generous double bedrooms. The principal bedroom benefits from an upgraded en-suite shower room, finished to a contemporary standard, while the family bathroom has also been upgraded and features an overhead shower.

Externally, the rear garden provides a private and practical outdoor space, incorporating a decking area ideal for entertaining or outdoor dining, alongside a well-maintained lawn. Presented in excellent condition throughout, this home combines functional layout, quality finishes and comfortable living space in a highly appealing package.





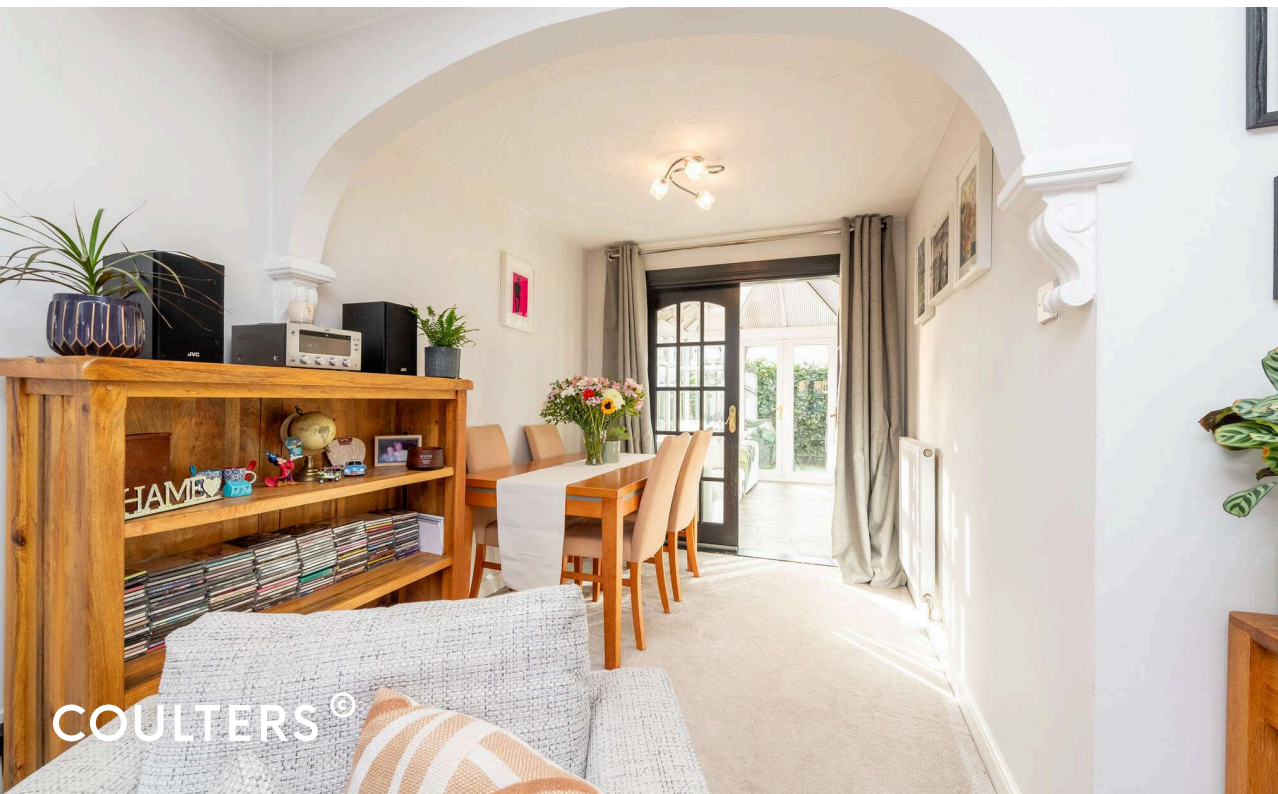
THE LOCAL AREA

Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Liberton Public Park, St Katherines Park and Seven Acres Park along with The Stable Bar at Mortonhall which are all within walking distance. Blackford Hill and Hermitage of Braid are also nearby. Liberton Bowling Club is little over a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. There is a nearby Post Office and a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside.

Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away. It is ideally located for the Royal Infirmary and The University of Edinburgh King's Buildings which are less than a five minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away.

EXTRAS

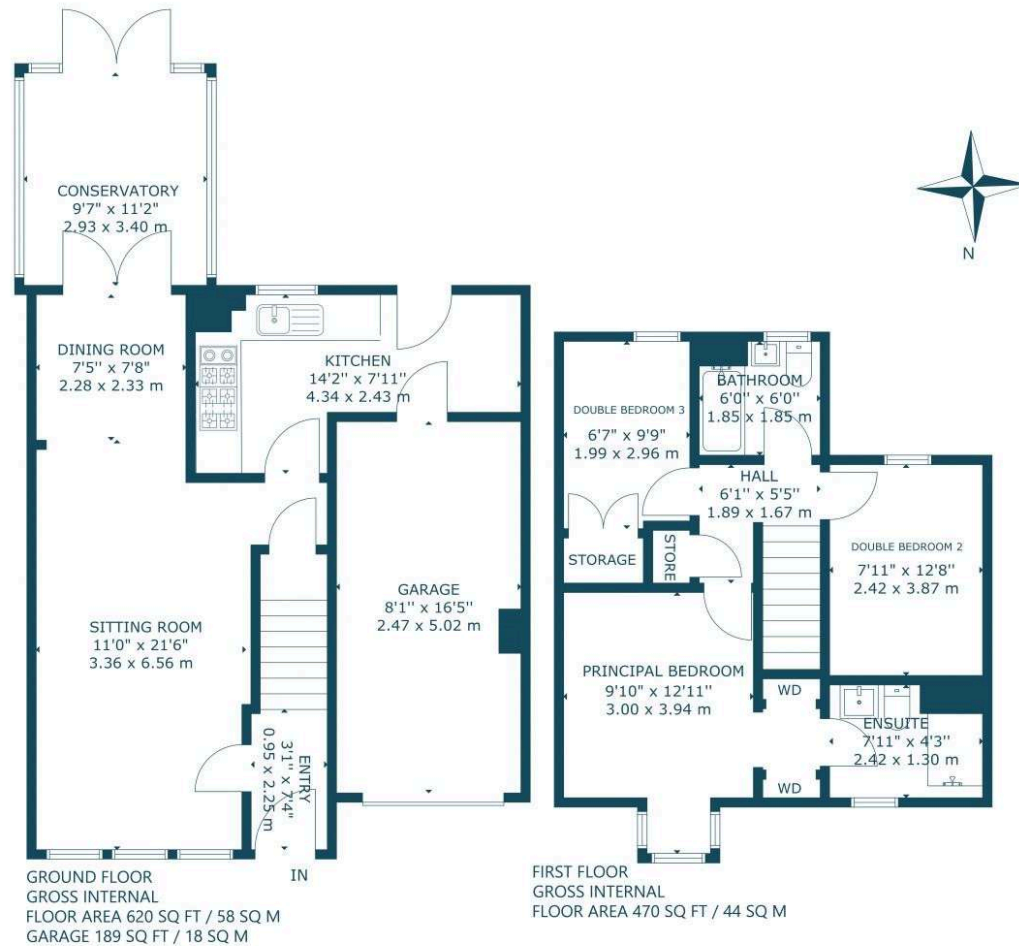
All blinds, light fittings, fitted flooring, and white goods are included in the sale price.



COULTERS[®]

HOME REPORT VALUATION: £320,000





39 MALBET WYND
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,090 SQ FT / 102 SQ M
GARAGE 189 SQ FT / 18 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.