



33/1 Carnbee Avenue,
LIBERTON | EDINBURGH | EH16 6GA


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Situated in the popular residential area of Carnbee Avenue, Edinburgh, this well-presented two-bedroom ground floor flat offers modern, comfortable living in a convenient location.

The heart of the home is the bright and spacious open-plan living and kitchen area, providing an ideal space for both relaxing and entertaining. The recently installed contemporary kitchen features ample worktop space, along with a generous range of floor and wall-mounted units, offering excellent storage and functionality.

The property benefits from two well-proportioned bedrooms, including a spacious master bedroom complete with built-in storage and a private en-suite shower room. The second bedroom is versatile and would make an ideal guest room, home office, or children's bedroom.

Additional features include a modern family bathroom, gas central heating, double glazing, and excellent storage throughout.

- Two bedroom ground floor flat
- Accessed via secure entry system
- Recently installed stylish kitchen
- Under-floor crawl space for storage
- Residents parking
- Gas central heating & double Glazing

Council Tax: E , Energy Rating: C

Factor payable to Charles White. Approx, £350 per quarter

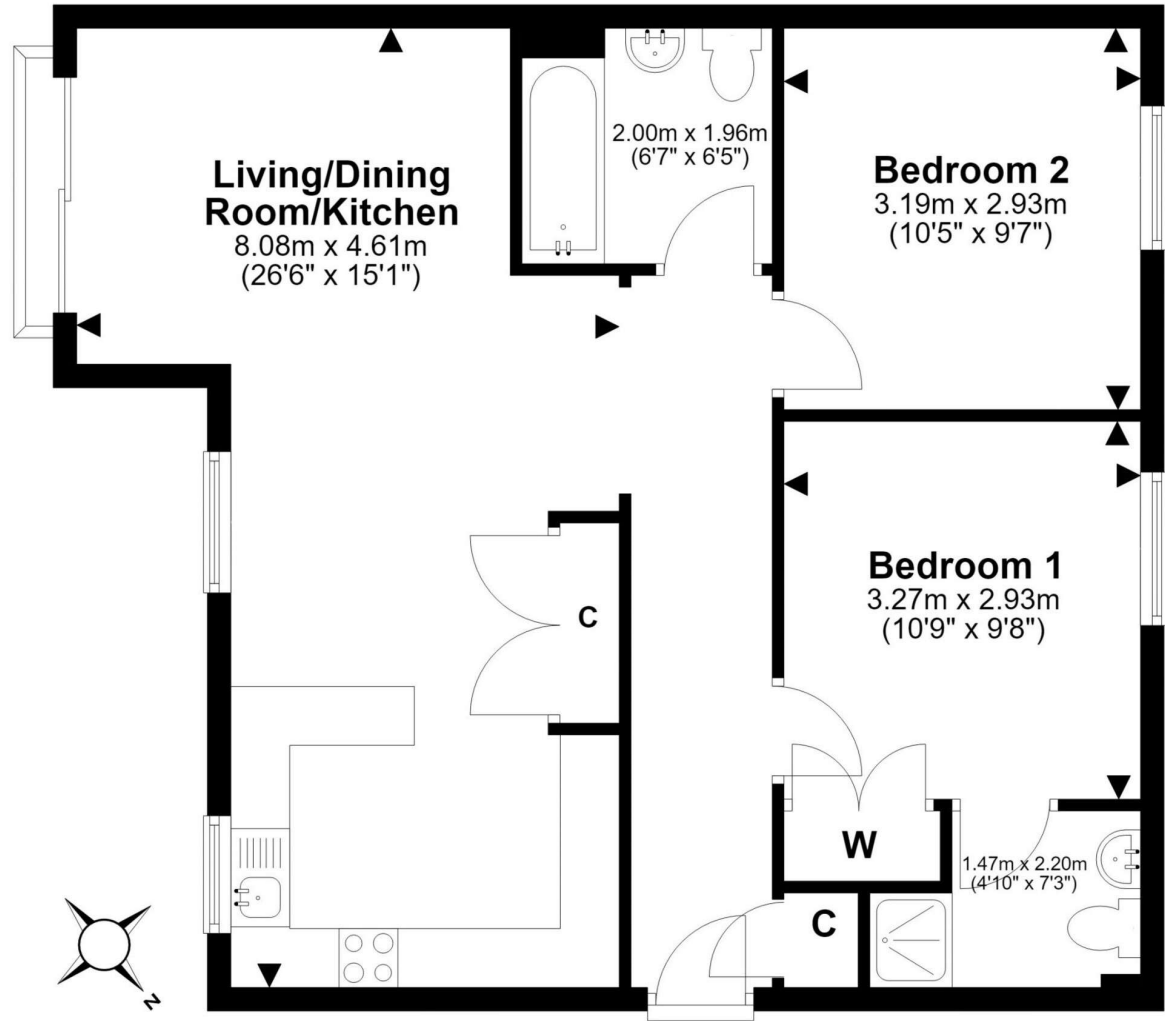
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, blinds, curtains, oven, hob, fridge/freezer, dishwasher, washing machine, TV brackets, and en suite bathroom mirror

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.