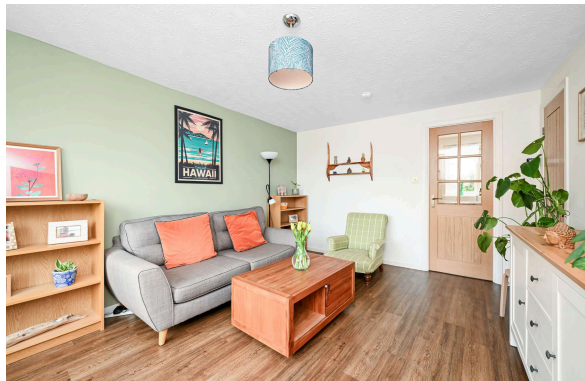




34 Carnbee Crescent
LIBERTON | EDINBURGH | EH16 6GF


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34 Carnbee Crescent

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Nestled in the heart of a modern, quiet cul-de-sac moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented terraced house. Boasting a driveway, a front and a South-West rear garden, 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, a bright lounge with picture window, a contemporary kitchen with attractive units and garden access and following up a stylish staircase the upper level enjoys two well-proportioned double bedrooms (both with built-in mirrored wardrobes) and the home is completed by an exquisite main bathroom. Externally the fully enclosed, secluded rear garden is mainly laid to lawn with colourful shrubs and plants with a paved section ideal for al fresco entertaining.

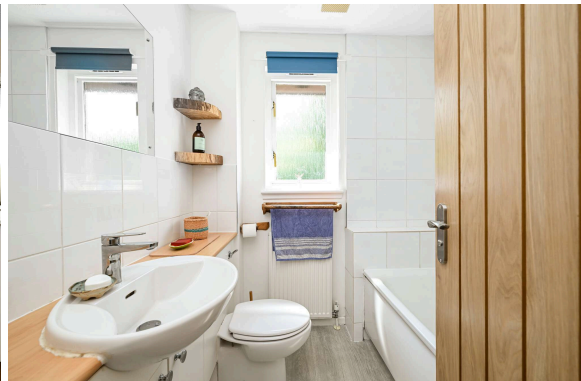
- Quiet, leafy cul-de-sac in sought-after area
- Close to excellent amenities and quick transport links
- Terraced house with driveway and front and rear gardens
- Welcoming hallway
- Bright lounge with picture window
- Contemporary kitchen with attractive units
- Two well-proportioned double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing

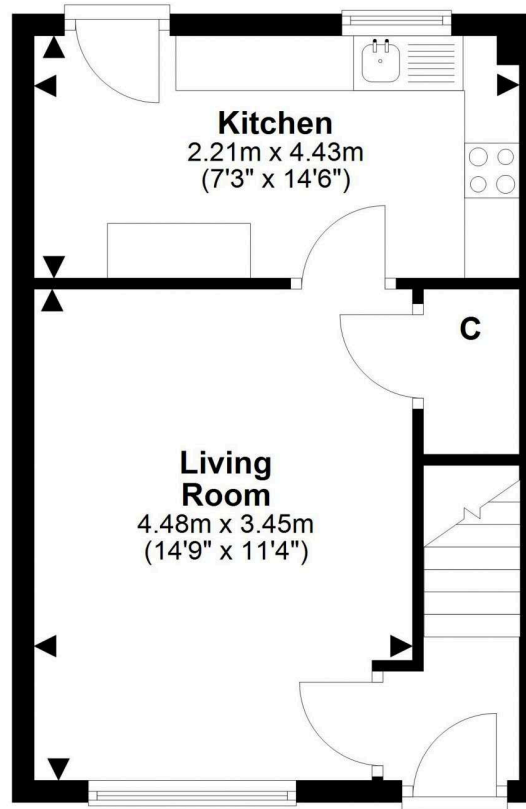
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



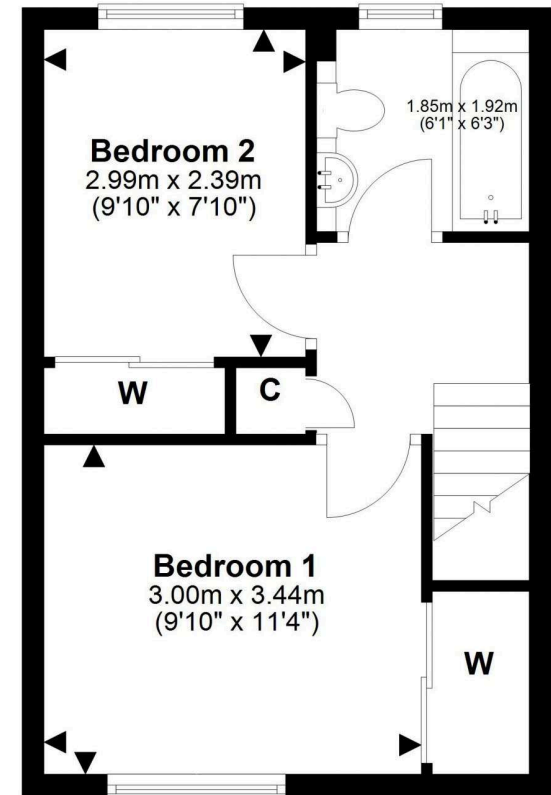
The subjects are located in the popular Liberton area of Edinburgh, which lies some 4 miles south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park also within easy reach. Schooling is well represented from nursery to senior level. The property is also ideally positioned for the Royal Infirmary and the Scottish Parliament. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also close by.

Energy rating C, Council tax band D. Extras included in this sale will be, all the fixtures & fittings, curtains & blinds, fridge freezer, dishwasher, washing machine, microwave. both sheds and the bench in the garden. Factor is managed by Charles White and costs around £120 annually (although subject to change) this covers communal grounds maintenance, public liability insurance and associated admin fees including meeting room hire & equipment.





Ground Floor



First Floor



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.