



11 Carnbee Avenue
Liberton, Edinburgh, EH16 6GA



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11 Carnbee Avenue

Bright & spacious detached villa enjoying a quiet cul-de-sac setting in popular Liberton

- Entrance hall with storage cupboard
- Bay windowed living room/dining room
- Breakfasting kitchen
- Utility room & separate w.c.
- Master bedroom with en-suite
- 3 further bedrooms
- bathroom
- Gas central heating
- Double glazing
- Private gardens to front & rear
- Driveway and garage



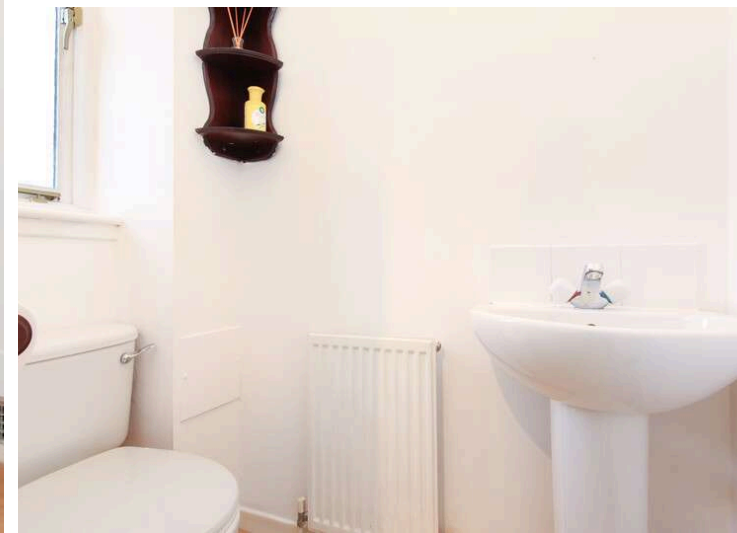
Home Report: £385,000

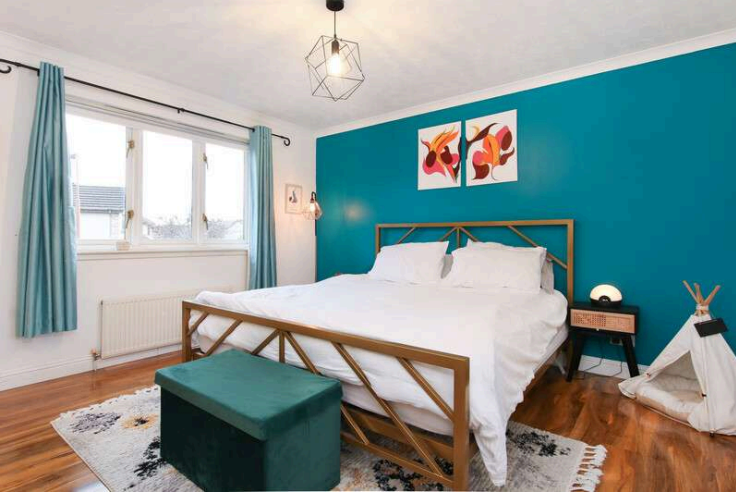
EPC Rating: C

Offering bright and spacious accommodation set over two levels, this detached villa enjoys a quiet cul-de-sac position within a popular residential development in Liberton. With fantastic living space, four bedrooms and great transport links to city the city centre, the property would make an ideal family home.

At ground floor the accommodation comprises entrance hall with storage cupboard under the stairs, bay windowed living room/dining room with feature gas fire and sliding doors to the rear garden and a breakfasting kitchen with utility room and w.c. off.

The first floor landing has a useful storage cupboard and leads to the master bedroom with built-in wardrobes and en-suite shower room, 3 further bedrooms all with built-in wardrobes and a family bathroom.

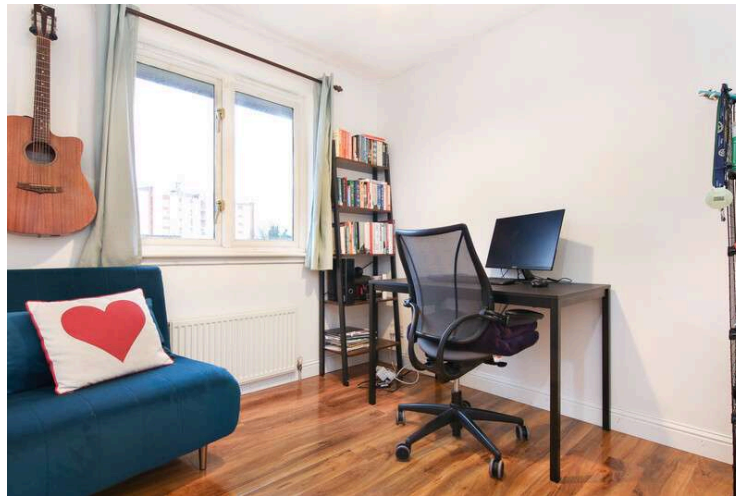




Gas central heating and double glazed windows help ensure a warm yet cost-effective home and the property enjoys private gardens to the front and rear with the latter being fully enclosed and benefiting from a paved patio, area of lawn and raised flower beds. A driveway to the front affords off-street parking and leads to the integral single garage.

Extras: To include all fitted carpets and fitted floor coverings, the curtains & blinds, oven, hob & extractor hood, dishwasher, washing machine, dryer, and fridge freezer within the sale.

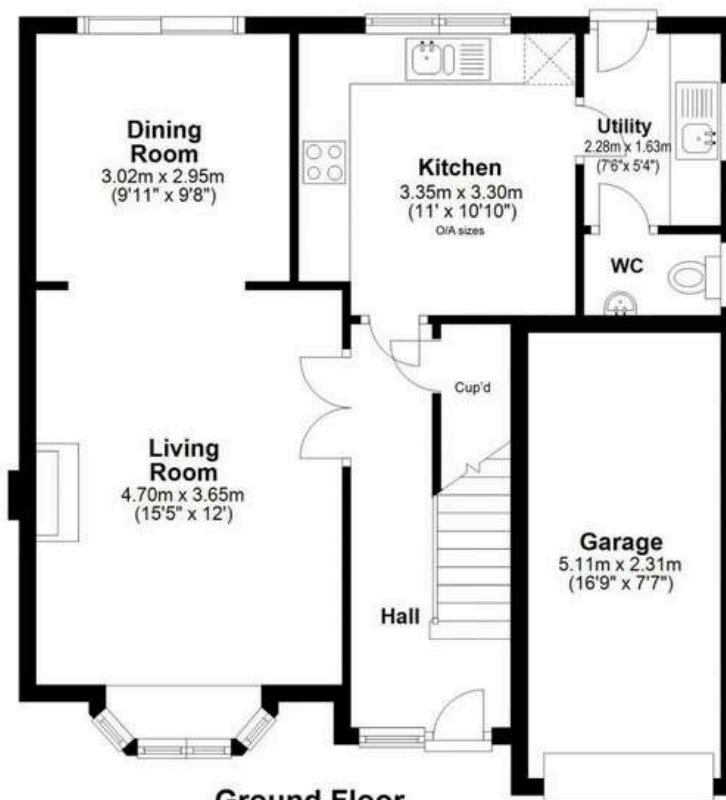
Factor: The development is factored by Charles White Property Managers with the current monthly charge being approximately £9. This covers the costs of maintaining the communal grounds and greenery.





Liberton offers a village atmosphere, yet is only situated 3 miles south of the city centre of Edinburgh. With a range of shops close by, including Cameron Toll Shopping Centre and more traditional shops in the older parts of Liberton itself (including a supermarket, post office, bank, chemist, and eateries), there is no need to travel to the centre for shopping.

Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. There are reputable state schools at primary and secondary level and the area is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Ellens Glen Woods (part of the Burdieshouse Burn trails), football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills, or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.



Approx. 65.9 sq. metres (709.2 sq. feet)

Total Area: approx. 129.0 sq.metres (1388.6 sq. feet)
(Including Garage)



Approx. 63.1 sq. metres (679.4 sq. feet)



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