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Offers Over

£335,000

“Southfield House Cottage” 73 Carnbee Avenue

Liberton | Edinburgh | EH16 6GA

This impressive B-listed link-detached stone-built cottage forms part of the striking Southfield House set within large, mature, beautifully maintained grounds including woodland and stream. Quietly positioned off Lasswade Road in the ever popular Liberton district of the city, close to excellent commuting links with public transport linking to the city centre and beyond.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Delightful communal grounds
-  Allocated parking space
-  EPC Rating –D
-  Council Tax Band - F



Description

This delightful home, which has been meticulously maintained and upgraded in recent times, is offered to the market in true move-in condition, undoubtedly suiting a variety of buyers seeking a unique home in a wonderful secure setting. The original Southfield House dates back to 1875 and was sympathetically converted circa 2001. Benefiting from a secure gated entrance into the communal courtyard, the accommodation comprises; entrance hallway with storage provisions. The main hub of this fine home is the stunning open plan lounge/diningroom and kitchen, affording excellent natural light with triple aspect including feature arched glazed doors with additional storm doors, leading to the courtyard. The lounge/diningroom is a lovely space and features a wall mounted gas fire. The newly fitted integrated kitchen offers ample white wall and base units with complementary worktops incorporating 1.5 bowl sink unit and built-in gas hob with hood above and electric oven. The triple aspect principal bedroom is of generous proportions and offers a lovely space for free standing furniture and has the benefit of two built-in storage cupboards. Double bedroom two is situated to the rear and is fitted with built-in wardrobes. There is a useful utility room which houses the washer/dryer and freezer (which shall be included) and the upgraded bathroom comprises of a white three piece suite including a Carron bath with mixer shower. IN addition, there is a floored and carpeted attic accessed via Ramsay ladders providing excellent storage provisions. Further benefits include gas central heating with combi boiler, sash and case windows, which have all been fully refurbished and painted together with further refurbishment and painting to the gutters and drainage down pipes.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood and integrated fridge (with warranties) along with the free standing freezer and washer/dryer.

Gardens and allocated parking

Southfield House is set within delightful, established private grounds including an enclosed expanse of lawn with mature borders and in addition has a private woodland and stream. There is an allocated parking space for the property with further residents and visitors parking. It should be noted that there is an external communal storage room within the courtyard.

Resident Association

There is an active and dedicated Residents Association to which a monthly fee of approx. £100 is payable for the upkeep of the communal garden grounds including the courtyard (twice monthly in spring/summer and monthly in winter), it includes annual maintenance of the gutters and drains, annual roof inspection and external perimeter lighting costs.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

The sought-after residential district of Liberton lies approximately 4 miles to the south of Edinburgh City Centre. The property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing M&S food hall & Sainsbury's. Cameron Toll Shopping Centre is also close at hand providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Royal Commonwealth Swimming Pool, Hillend Ski Centre and many beautiful walks in the surrounding Braid and Pentland Hills The Blackford Hills and the Royal Observatory are close at hand and offer a variety of wildlife and nature walks and activities for all the family. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are within easy reach. Good schooling is within easy reach in both the state and private sectors.

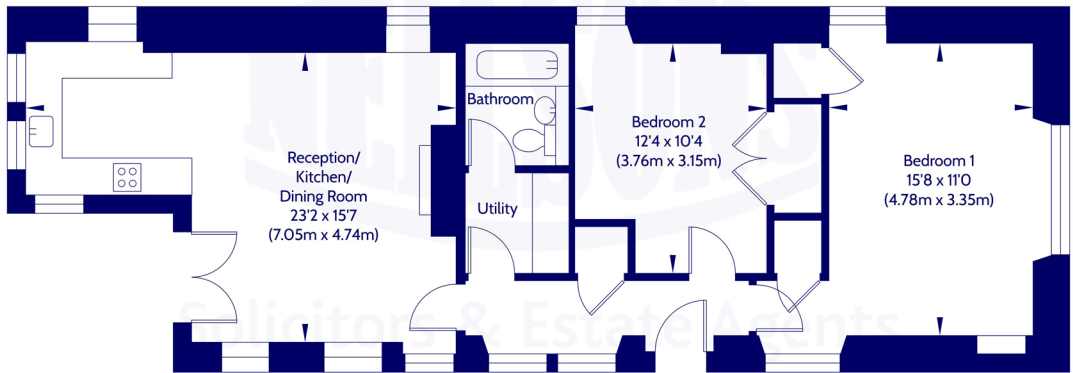


Ground Floor

Approx. Internal Area 75.48 Sq M / 813 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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