

LIBERTON

19 CARNBEE PARK
EH16 6GE



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EPC RATING: D

OFFERS OVER £355,000

PROPERTY DESCRIPTION

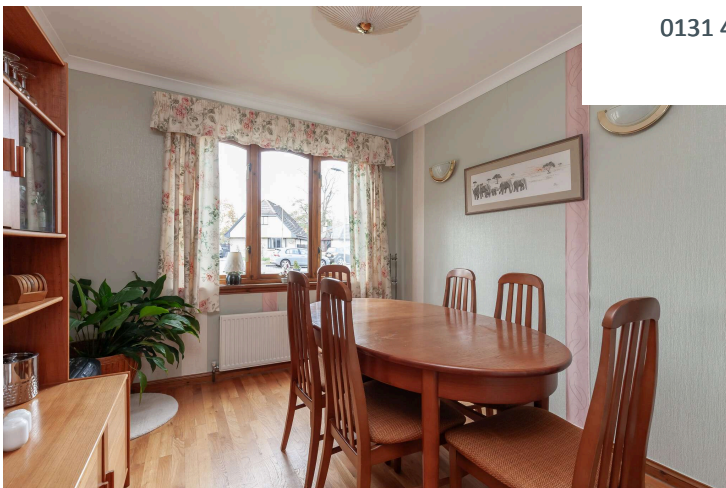
- Hallway with staircase to upper level & handy understairs storage
- Large living room with feature fireplace with door to
- Separate formal dining room
- Sunny conservatory overlooking the rear garden
- Good sized kitchen with range of fitted units, wooden worktops, a Belfast sink & appliances
- Downstairs wc
- Master bedroom with fitted storage with
- Ensuite shower room with shower cubicle, vanity sink unit, wc & wet wall
- Two further double bedrooms, one currently used as a study, both with fitted wardrobes
- Family bathroom with bath, fitted vanity sink unit with storage & wc
- Gas fired central heating from a wall mounted boiler located within the garage
- Timber double glazed casement windows
- Area of lawn to the front and easily maintained rear garden with large paved patio, areas of chippings with places to sit & relax, with raised beds
- Integral garage, driveway with parking for a number of cars and free on street parking

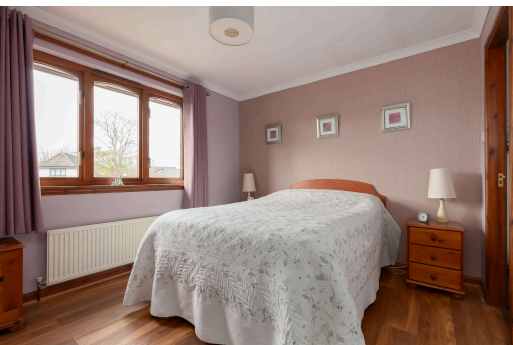


VIEWING

Call Jardine Phillips

0131 4466850





IMMACULATELY PRESENTED THREE BED DETACHED VILLA WITH GARAGE AND FRONT & REAR GARDENS

Located in the popular area of Liberton in this quiet, established residential development, this delightful property has spacious, flexible accommodation with easily maintained front & rear gardens, off street parking and a handy garage. Would make a perfect home for professionals or a young family. Excellent local transport links into the city centre & easy access to the city bypass and a good choice of local schools & shopping nearby. Ideal location for the Royal Infirmary & Edinburgh University.

AREA

Liberton is a popular area in the south of the city. The property is conveniently placed for access to great local shops, with Straiton Retail Park close at hand providing an M&S food hall & Sainsbury's. Cameron Toll Shopping Centre is also a short drive away providing further retail outlets. The area is extremely well serviced by public transport linking the city centre and surrounding areas, with the City Bypass close at hand linking the main motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure & recreation facilities within the vicinity include the Royal Commonwealth Pool, Gracemount Leisure Centre, Hillend Ski Centre and many golf courses. There are beautiful walks in the surrounding Braid Hills, Pentland Hills, Blackford Hills and the Royal Observatory. There is good schooling in the area and the property is in the catchment for Gracemount & St Catherine's RC Primary Schools and Gracemount & Holy Rood RC High Schools. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are also both within easy reach.

EXTRAS

The blinds/curtains, light fittings, cream range cooker, cooker hood, undercounter fridge, & washing machine are included in the sale.

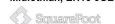
HOME REPORT VALUATION

£360,000

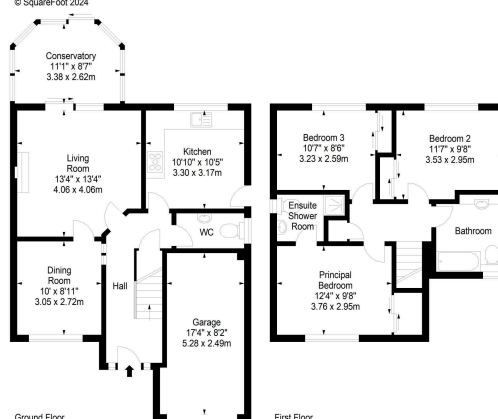


Living room	13'4 x 13'4 (4.06 x 4.06m)
Dining room	10' x 8'11 (3.05 x 2.72m)
Conservatory	11'1 x 8'7 (3.38 x 2.62m)
Kitchen	10'10 x 10'5 (3.30 x 3.17m)
Bedroom 1	12'4 x 9'8 (3.76 x 2.95m)
Bedroom 2	11'7 x 9'8 (3.53 x 2.95m)
Bedroom 3	10'7 x 8'6 (3.23 x 2.59m)
Garage	17'4 x 8'2 (5.28 x 2.49m)

Carnbee Park,
Edinburgh,
Midlothian, EH16 6GE



Approx. Gross Internal Area
1140 Sq Ft - 105.91 Sq M
Garage
Approx. Gross Internal Area
146 Sq Ft - 13.56 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

