



18 Carnbee Park
Liberton, Edinburgh, EH16 6GH

CALL US ON 0131 447 4747

18 Carnbee Park, Liberton, Edinburgh, EH16 6GH

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Good sized living room with feature fire.
- Access to dining room overlooking rear of property.
- Open access to kitchen with appliances.
- Storage within kitchen.
- Door to side in turn leading to rear garden.
- Upper landing with storage & access to attic.
- Three good sized double bedrooms - two with built in mirrored wardrobes.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- •Private garden to front.
- Driveway leading to integral garage.
- Enclosed south facing garden at rear.



GENERAL DESCRIPTION

A semi-detached villa situated within an established modern development in the highly regarded Liberton district of the City. The property is a short journey to the south of Edinburgh City Centre with a range of local amenities close at hand and would make an ideal purchase for a young family or professional couple.

FACTORING NOTE

The communal areas within the development are factored by Charles White at an approximate charge of £150 per annum.

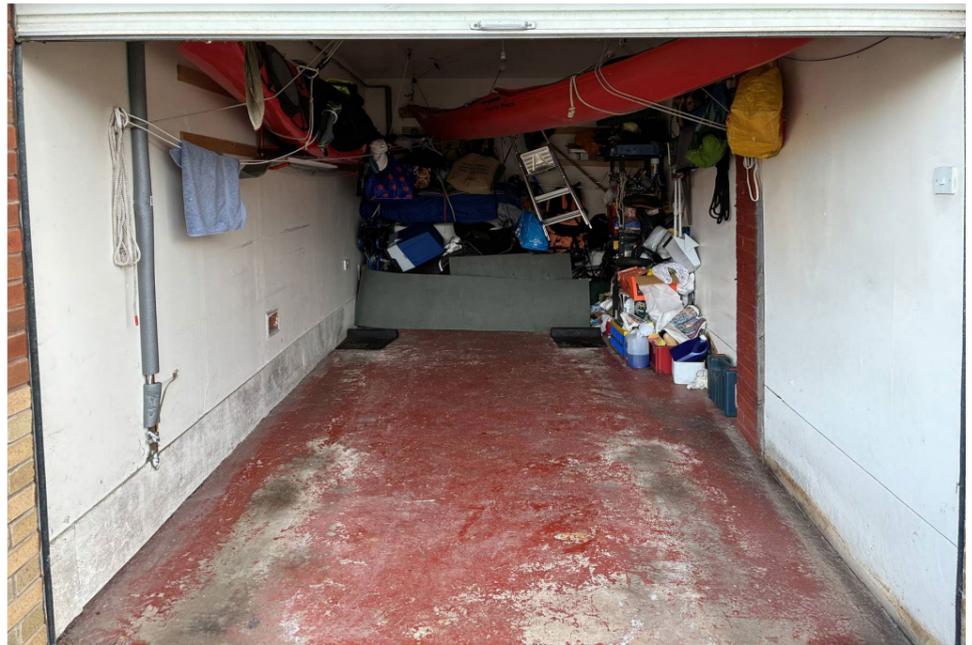
COUNCIL TAX BAND E.
TRAIN STATION APPROXIMATELY 4 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT APPROXIMATELY 12.7 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 300 METRES.

LOCATION

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.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, SOME CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN(CURRENTLY NOT IN WORKING ORDER), COOKER HOOD, FREESTANDING AUTOMATIC WASHING MACHINE. THE GARDEN SHED, WILL BE INCLUDED WITHIN THE FOR SALE PRICE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.





**Carnbee Park,
Edinburgh,
Midlothian, EH16 6GH**



**ENERGY PERFORMANCE
CERTIFICATE RATING D**



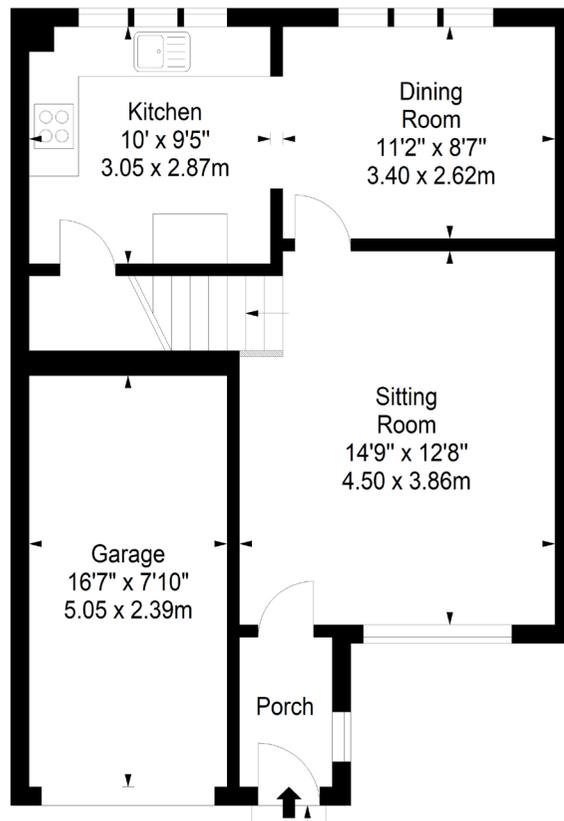
Approx. Gross Internal Area
951 Sq Ft - 88.35 Sq M

Garage

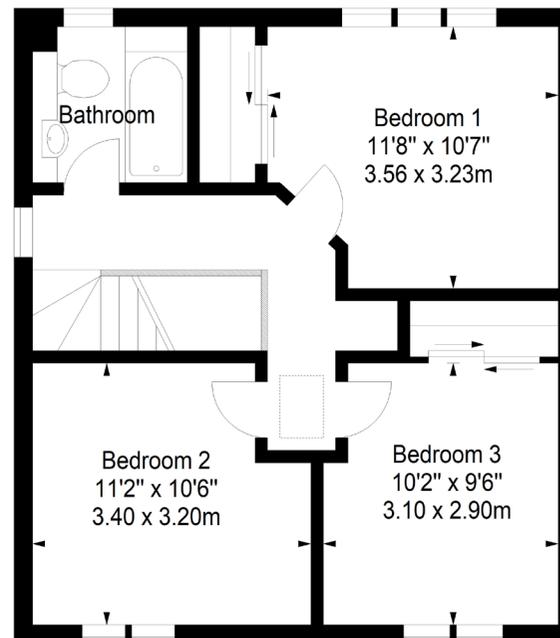
Approx. Gross Internal Area
132 Sq Ft - 12.26 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

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WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.