



Liberton, Edinburgh

33/3 CARNBEE AVENUE, EDINBURGH EH16 6GA

Situated on a quiet residential cul-de-sac in the popular Carnbee Estate development in Liberton, this modern two bedroom, ground floor flat offers bright, well-maintained living space with residents parking and a communal garden.



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2



2



DESCRIPTION

Modern two bedroom flat moments from excellent amenities, quick transport links and vast open green spaces:

- Entrance Hall with Storage Cupboard
- Bright Living/Dining Room
- Fully Fitted Modern Kitchen
- Two Double Bedrooms with Fitted Wardrobes
- En-Suite Shower Room
- Bathroom with Shower over Bath
- Gas Central Heating
- Double Glazing throughout
- Residents Parking
- Delightful Communal Gardens

LOCATION

Carnbee Avenue is a residential no through road hidden away in a peaceful area of Liberton, four miles to the south of Edinburgh City Centre. The location is a very green and leafy area, with ample green spaces nearby including St Katherine's Park, Liberton Public Park, the lovely open parklands of the Hermitage of Braid and Blackford Hills offering many beautiful nature walks and a variety of wildlife. It is no surprise that the area is popular with people who enjoy living in the city but also enjoy easy access to open spaces. The property is also well served by excellent local shops and a variety of local amenities whilst more extensive shopping facilities can be found a little further afield at either Cameron Toll or Straiton Retail Park with a good selection of cafes, shops, high-street brands and supermarkets. Local sports facilities are close by with Gracemount Leisure Centre (with swimming pool) and Hillend Dry Ski-Slope both a short commute away. For the golfer Liberton,

Craigmillar Park and Braid Hills Golf Clubs are all in the locale. There is easy access to the Royal Infirmary, Liberton Hospital and The University of Edinburgh King's Buildings. Good schooling is also within easy reach in both the state and private sectors. The area is extremely well serviced by public transport services with regular bus services operating to and from the city centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking to the main Scottish motorway network.

COUNCIL TAX BAND

Band E

EXTRAS

Light fittings, curtains, blinds, floor coverings, integrated oven and hob, fridge freezer and washing machine are including in the sale.

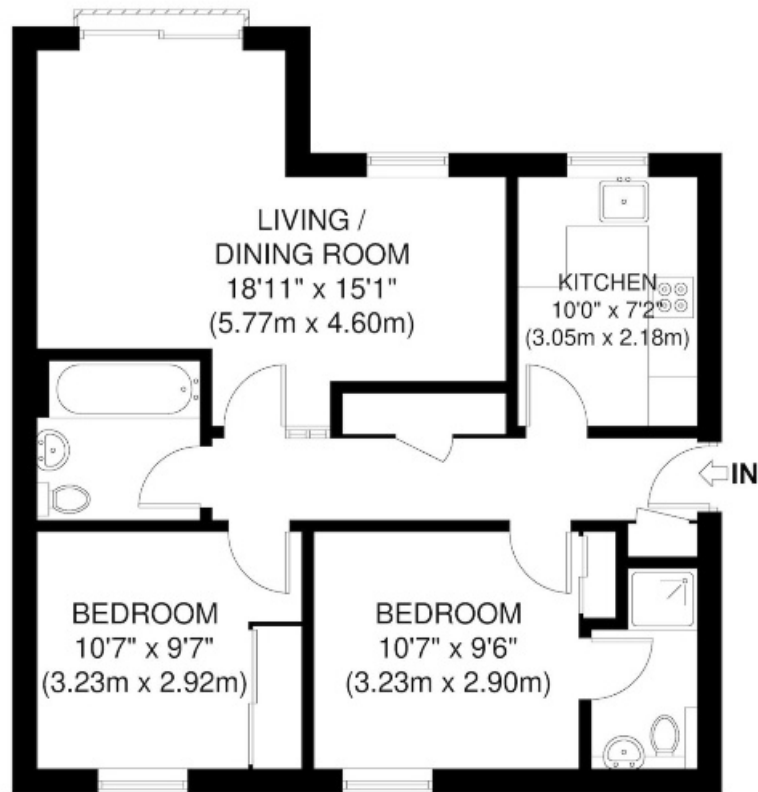
FACTOR CHARGES

The development is maintained by Charles White Ltd with an annual cost of approx. £1,300 covering Block Buildings Insurance, general maintenance of the communal areas and garden ground

VIEWING

By Appointment with Agents: Tel: 0131 467 7550





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 63.3 SQ M / 681 SQ FT

CARNBEE AVENUE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = FLOOR AREA 63.3 SQ M / 681 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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