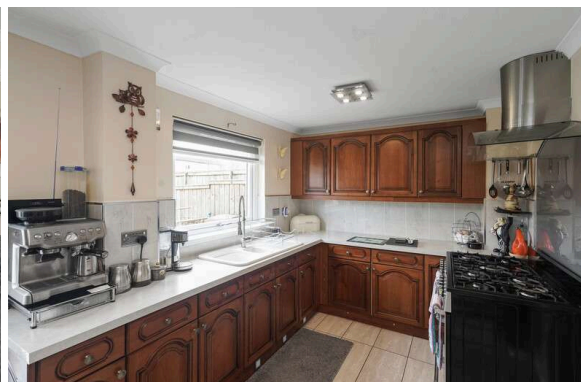




36 Carnbee Park
LIBERTON | EDINBURGH | EH16 6GH


warners
solicitors & estate agents



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Quietly positioned three bedroom detached house situated in a well established modern development within the popular residential area of Liberton in the south of Edinburgh. The well presented property offers flexible accommodation, double glazing, gas central heating, full home security system and fantastic storage options, and externally benefits from an integral garage, driveway and private gardens to front and rear. The property is an ideal family home enjoying three bedrooms, with primary en-suite, lounge with dining area, kitchen with French doors giving access to the garden which has patio area, drying green in addition to space for two sheds and a greenhouse, utility room, wc, and family bathroom with jacuzzi bath. The newly built summer house in the rear garden offers spacious accommodation with a log burning fire and double glazing.

- Large enclosed rear gardens
- Walk in condition
- 3 bedrooms
- Driveway & integral garage
- Private gardens to front and rear
- Integral garage & driveway
- Gas central heating & double glazing
- Full home security system
- Summer house with log burning fire and double glazing

Included in the sale: Samsung fridge freezer, dishwasher and washing machine. EPC band C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Liberton is a 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. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury 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.

