



50 Carnbee Park
Liberton, EH16 6GH

Deans 
Solicitors & Estate Agents LLP



MODERN DETACHED HOUSE

- Sought-after City Suburb Location
- Entrance Hall with WC
- Large Living Room
- Formal Dining Room
- Breakfasting Kitchen
- Utility Room
- Four Bedrooms (One En-Suite)
- Immaculate Shower Room
- Secluded Rear Garden
- Substantial Garden Shed
- Front Garden, Single Garage & Driveway
- Double Glazing & GCH
- EPC Rating – C



Located in the highly desirable city suburb of Liberton, this immaculately presented modern detached house offers an appealing family home just a few miles from Edinburgh city centre. The property enjoys an enviable setting, with a high concentration of peaceful green spaces right on its doorstep. It is also within walking distance of a wide range of local amenities, including Cameron Toll Shopping Centre, which offers over 40 shops and a gym. Regular day and night bus services provide fast and convenient links to the city centre and beyond. Liberton is well served by reputable state and independent schools at both primary and secondary level, while the property is also ideally positioned for access to The University of Edinburgh's King's Buildings Campus and Edinburgh Napier University. In move-in condition, the accommodation on the ground floor comprises; convenient sheltered porch, welcoming entrance hallway with handy W.C. off, well-proportioned living room entered by double glazed doors, south-east facing formal dining room, breakfasting kitchen and utility room. There are four well-proportioned bedrooms and a modern, family shower room with walk-in shower enclosure, toilet and washbasin set into storage on the first floor. The principal bedroom further benefits from built-in, bespoke wardrobes and an immaculate, contemporary ensuite shower room. Externally, there is a well-kept front garden and a secure rear garden featuring manicured lawn and patio. An integral single garage and a monoblock driveway allow private parking. A substantial garden shed with one side utilising the external east wall of the house providing convenient storage for bikes and gardening equipment. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided. Other items may be available by separate negotiation. A factoring fee of approximately £140 per year is payable to Charles White.





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



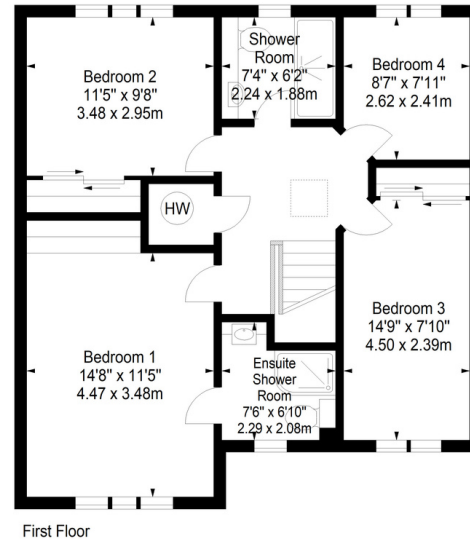
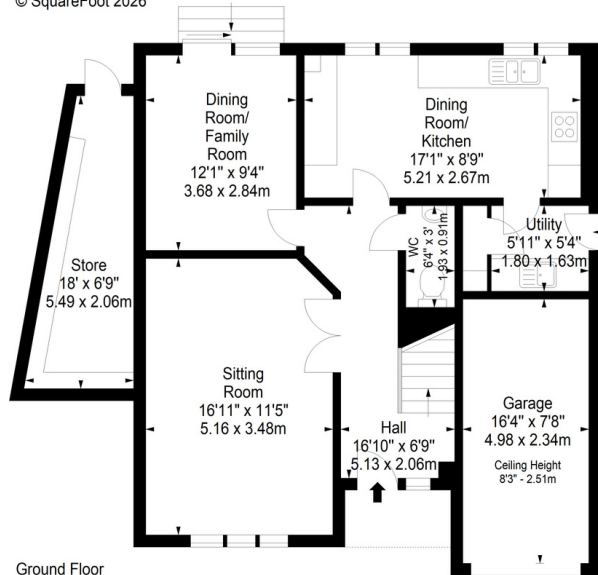
Approx. Gross Internal Area
1398 Sq Ft - 129.87 Sq M

Garage & Store

Approx. Gross Internal Area
218 Sq Ft - 20.25 Sq M

For identification only. Not to scale.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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