



56 Carnbee Crescent
Liberton, EH16 6GF

deans 
Solicitors & Estate Agents LLP

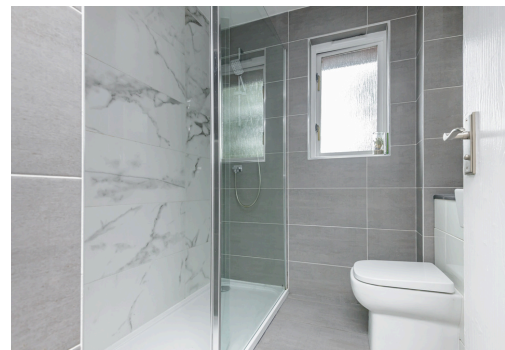


END TERRACED HOUSE

- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway
- EPC Rating – C



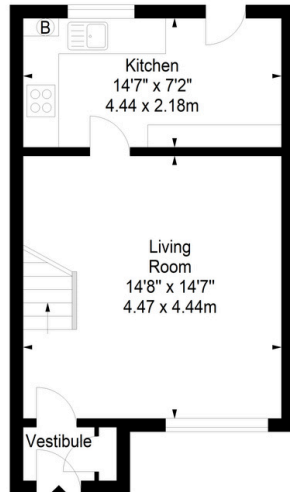
Quietly positioned within an established modern residential development, this lovely, well-presented end terraced villa is situated within the highly desirable location of Liberton. Local amenities can be found a short drive away including Morrisons and Aldi supermarkets along with Cameron Toll Shopping Centre. Further specialised shopping can be found at Straiton Retail Park. The City Bypass is easily accessible providing access to the North and South with a good public transport service travelling to the City Centre. In move-in condition the property would make an ideal first purchase and comprises; entrance hall, attractive sitting room with open plan staircase, bright well laid out modern kitchen with door to the rear, upstairs leads to two delightful bedrooms both with built-in wardrobes and contemporary shower room. There is a small private front garden with a fully enclosed rear garden laid with decking for ease of maintenance. Further benefits include off-street residents parking, gas central heating and double glazing. Included in the sale are the: fitted carpets and floor coverings, oven, hob, hood, dishwasher, washing machine and fridge-freezer. All appliances included in the sale are sold as seen with no warranty provided.



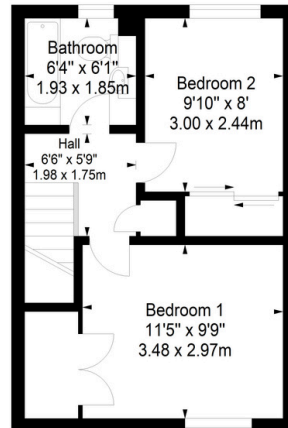
**Carnbee Crescent,
Edinburgh,
Midlothian, EH16 6GF**



Approx. Gross Internal Area
671 Sq Ft - 62.34 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



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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