lindsays | for moving home

property.lindsays.co.uk



68/7, Carnbee Crescent,
Liberton, Edinburgh, EH16 6GF







Well proportioned one bedroom first floor flat with residents parking

1 Bed | 1 Bath | 1 Reception

A well proportioned top floor flat which is situated in quiet street in sought after and popular residential area. The property would now benefit from some modernisation and offers excellent potential. In brief accommodation comprises: secure shared entrance; hall with two large storage cupboards and floored attic storage access via Ramsay ladder; bright sitting room/dining room; separate kitchen with window; double bedroom with built-in wardrobe and bathroom with shower. There is residents parking and well maintained communal gardens. Please note that no warranty will be given for the systems and appliances – they are sold as seen

Features

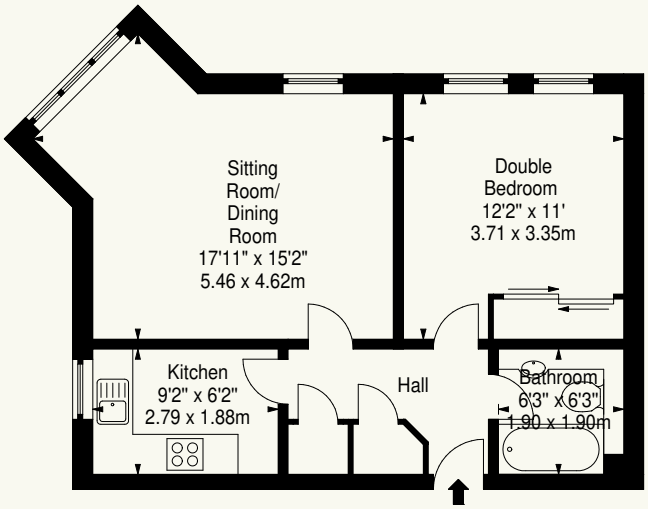
- Secure shared entrance
- Welcoming hall with excellent storage/floored attic
- Spacious and bright sitting room/dining room with pleasant outlook
- Separate kitchen with window
- Well proportioned double bedroom with built-in wardrobe
- Bathroom with shower
- Double glazing
- Residents parking
- Well maintained communal gardens
- EPC Rating D

Offers Over £140,000

Carnbee Crescent,
Edinburgh,
Midlothian, EH16 6GF

SquareFoot

Approx. Gross Internal Area
521 Sq Ft - 48.40 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor







Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. It is a popular and attractive place to live surrounded by lovely open spaces in which to enjoy the outdoors. It also benefits from good access to schools, Edinburgh University King's Buildings, as well as the Royal Infirmary, the Medical School and the Children's Hospital at Little France. The Straiton retail outlet is within a few minutes by car and plays host to popular eateries, the majority of High Street names, as well as Ikea, Costco and large branches of both Asda and Sainsbury.

FOR VIEWING:

By appointment only

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.