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Offers Over

£415,000

17 Carnbee End

Liberton | Edinburgh | EH16 6GJ

A fantastic opportunity has arisen to acquire this impressive four-bedroom detached villa, quietly nestled within a cul-de-sac setting in an established residential development in Liberton. Ideally positioned close to excellent local amenities, schooling and convenient transport links, the property offers generous family accommodation, stylish interiors and superb entertaining space. An ideal home for growing families in a popular residential area.

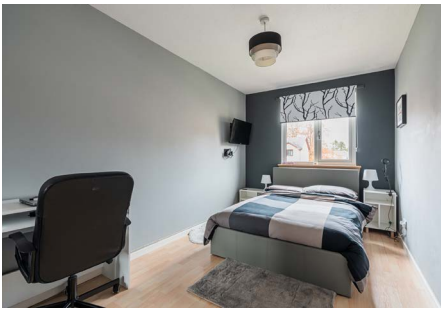
- 4 bedrooms
- 2 public rooms
- 2 bathrooms
- Orangery
- Private gardens
- Garage & driveway
- EPC Band - D
- Council Tax Band - F



Description

The welcoming entrance hallway benefits from a useful understairs storage cupboard. The bright and airy lounge enjoys a bay window, creating an attractive focal point and allowing plenty of natural light to fill the room. The stylish kitchen was installed in 2023 and is fitted with a comprehensive range of units, complemented by under-unit lighting and a selection of integrated appliances. The dining room opens through sliding patio doors into the impressive orangery. The orangery can also be accessed directly from the kitchen and is a particularly appealing addition to the home. Enjoying a triple-aspect outlook and French doors leading to the rear garden, this lovely space offers excellent flexibility for relaxing and entertaining. A separate utility room provides further practicality, while a convenient ground-floor WC, fitted with a two-piece suite and partially tiled walls, completes the downstairs accommodation.





Upstairs, the landing provides access to the loft, which is partially floored and fitted with a Ramsay ladder. The spacious principal bedroom is a generous front-facing double, featuring mirrored sliding-door fitted wardrobes and a well-maintained en-suite shower room with partially tiled walls and a single shower cubicle. Bedrooms two and three are both comfortable doubles, with one enjoying a front-facing aspect and the other positioned to the rear. Both benefit from fitted wardrobes with mirrored sliding doors. The fourth bedroom is a good-sized single, offering flexibility for use as a nursery, home office or study. Completing the accommodation is a smartly presented family bathroom, featuring a rainfall shower over the bath and a partially tiled surround.

Further benefits include gas central heating and double glazing.

Factor fees are payable at approximately £100 per annum.

Gardens & Parking

Externally, the rear garden is attractively arranged with a wooden deck, lawn and monoblock patio, all well screened to provide a good degree of privacy. To the front, there is a lawned garden, while a private driveway provides off-street parking for two vehicles and leads to a single garage.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, fridge-freezer, and microwave, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.









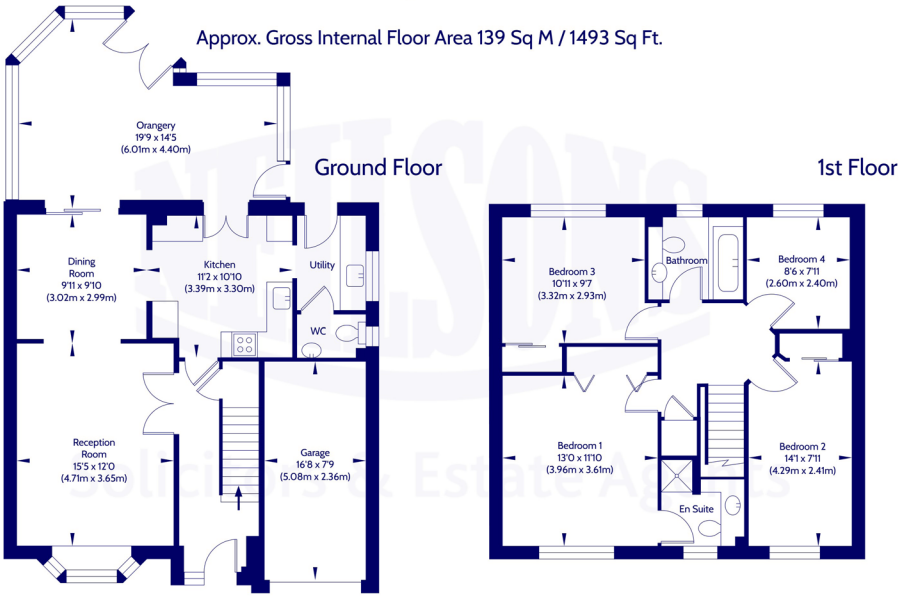
Location





Liberton is an established and much sought after residential district to the south of Edinburgh's City Centre with ample local shops and services to provide for day to day needs. Close by, The Cameron Toll Shopping Centre offers Sainsbury and Aldi supermarkets along with a gym and a good selection of high street named stores and Straiton Retail Park is a short drive away. Local schooling is available from nursery to secondary level with many of Edinburgh's private schools also within easy reach, as is The University of Edinburgh King's Buildings complex and the main university campus. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Royal Commonwealth Swimming Pool, Hillend Ski Centre, Gracemount Leisure Centre and Pool and many beautiful walks in the surrounding Braid and Pentland Hills, Blackford Hill and the Royal Observatory.

Approx. Gross Internal Floor Area 139 Sq M / 1493 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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