



8 Carnbee Crescent
LIBERTON | EDINBURGH | EH16 6GF


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Well presented three bedroom end terraced home located in the popular Liberton area in the South of Edinburgh with excellent local amenities and transport links.

The house is tastefully decorated and has been modernised throughout and extended at the side and benefits from gas central heating, double glazing and sizeable yet easily maintainable landscaped garden to the rear. The property comprises three well proportioned bedrooms with built in storage, a modern bathroom with shower over the bath, spacious living room with plenty room for dining and Kitchen which includes dishwasher, Neff induction hob and fan and Neff oven. The new extension has given extra space to the side of the property and includes a new shower room and a further utility room with washing machine, the boiler and fridge/freezer and gives access to the well landscaped garden at the rear of the property that consists of an apple tree, laid lawn and has a shed. The property also benefits from a front garden, driveway and attic. This stunning property located in an excellent, sought-after location will appeal to a range of buyers.

- Spacious End Terraced Family Home
- 2 Double Bedrooms and 1 single bedroom
- Modern kitchen and new utility room
- Spacious living room
- Modern Bathroom and further new downstairs shower room
- Landscaped gardens
- Private driveway which can accommodate 3 cars
- Small patio area to the side of the property
- Excellent storage throughout including attic

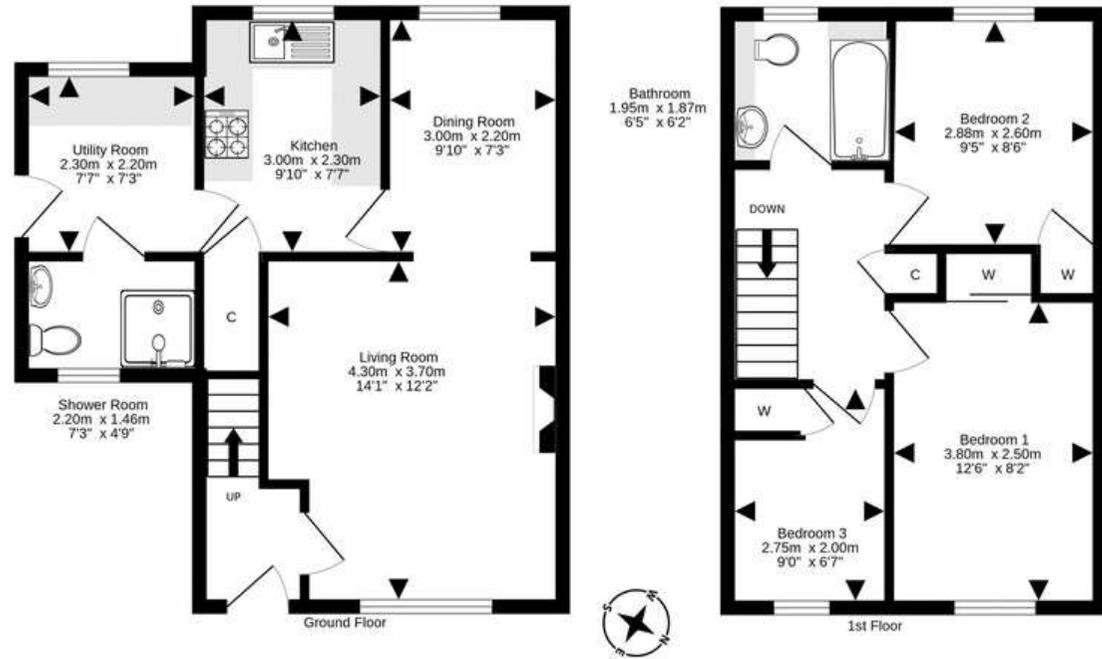
The carpets, curtains, blinds, washing machine, fridge freezer and dishwasher will be included in the sale of the property. EPC C.

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 on hand; with further amenities available nearby at the impressive Straiton Retail Park, which includes a Marks and Spencer and Sainsbury. Also within easy reach is Cameron Toll Shopping Centre and Newington is just a little further afield. 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 whilst the nearby city bypass ensures easy access to other outlying districts, Edinburgh Airport and main motorway networks.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023