

74 Carnbee Park

LIBERTON, EDINBURGH, EH16 6GH



An exceptional detached villa in Carnbee Park, combining woodland seclusion with Liberton's outstanding schooling, abundant green space and excellent transport connectivity



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THIS IMAGE HAS BEEN VIRTUALLY STAGED

McEwan Fraser is delighted to present this exceptional detached villa, peacefully positioned adjacent to mature woodland in the highly sought-after Liberton area. Offering generous proportions, versatile accommodation and a high degree of privacy, this is a superb home ideally suited to modern family living.

THE LIVING ROOM



A welcoming reception hall introduces the property and leads to a beautifully bright living room, where a large south-west facing picture window floods the space with natural light, creating a warm and inviting ambience.

THE KITCHEN



To the rear, the open-plan kitchen and dining area form the heart of the home. Finished with elegant cream lacquer cabinetry and generous work surfaces, it provides an ideal setting for both everyday living and entertaining.

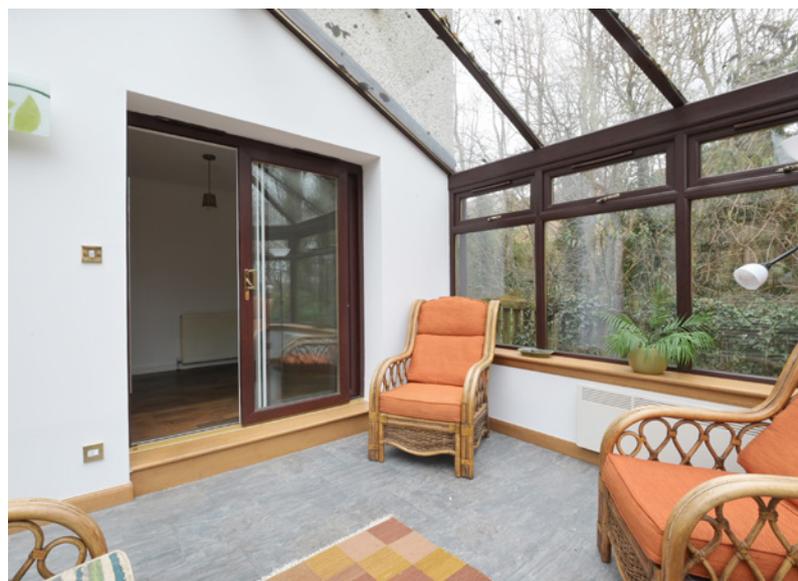


THE DINING AREA



Patio doors open into a light-filled conservatory, seamlessly extending the living space and providing delightful views over the landscaped garden.

THE CONSERVATORY

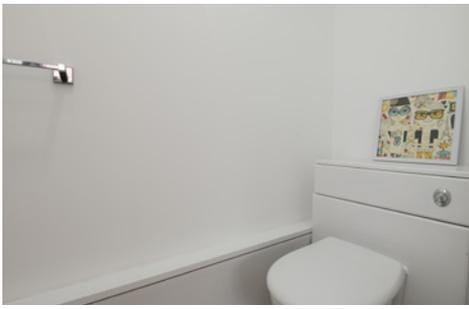


THE FAMILY ROOM / BEDROOM



The former garage has been thoughtfully converted to create a highly adaptable additional room. Perfect as a family room, home office, guest bedroom or fourth bedroom, it is complemented by a convenient adjoining WC.





Upstairs, three well-proportioned double bedrooms offer comfortable accommodation. The principal bedroom benefits from a private en-suite shower room, while a stylish family bathroom, complete with a contemporary white suite and shower, serves the remaining bedrooms. Further benefits include gas central heating, double glazing and useful attic storage.

THE BATHROOM



BEDROOM 1



The principal bedroom benefits from a private en-suite shower room



BEDROOM 2



BEDROOM 3



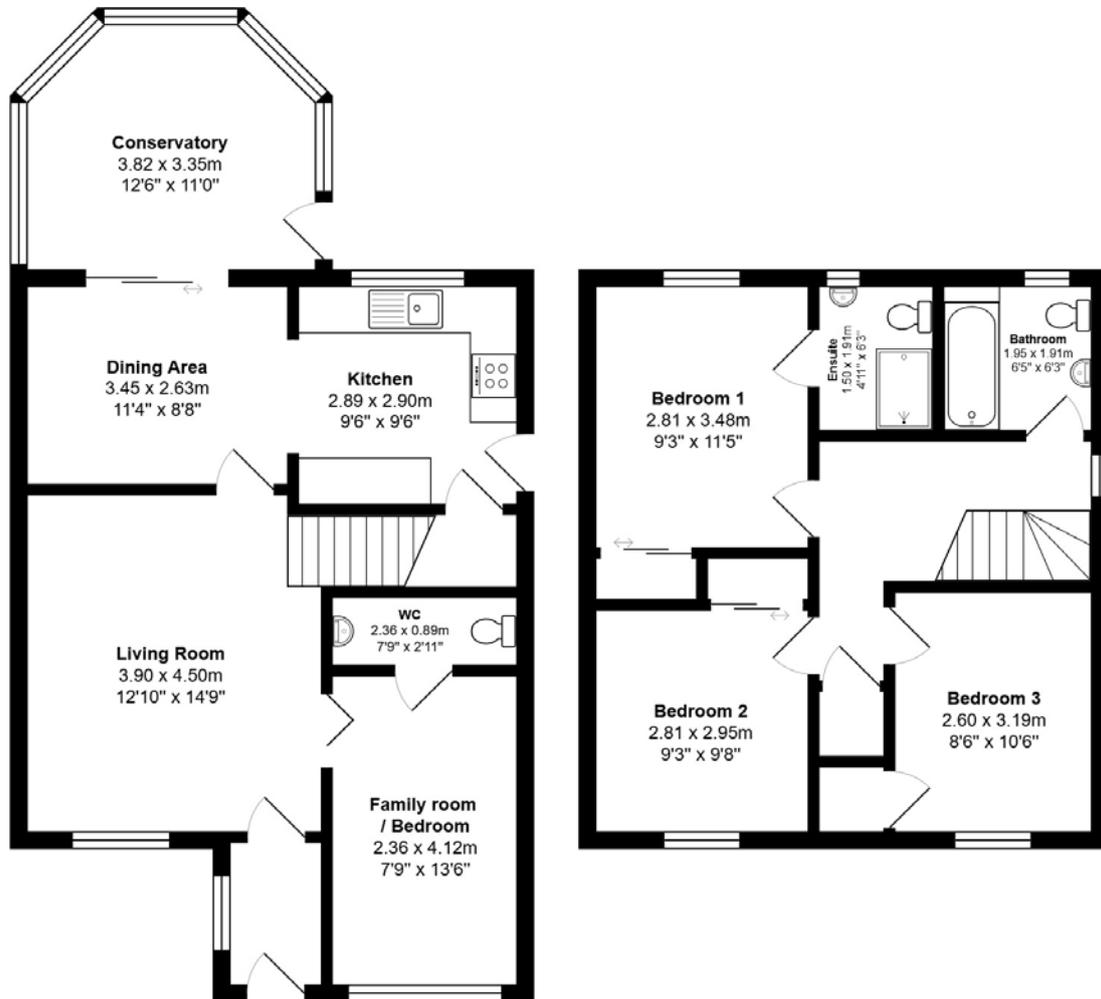
Externally, the property continues to impress. An extensive mono-block driveway provides substantial off-street parking, and the beautifully maintained rear garden enjoys excellent privacy, creating an ideal environment for relaxation or outdoor entertaining.

This is a rare opportunity to secure a spacious, flexible and well-appointed family home in a desirable residential setting, combining woodland tranquillity with excellent local amenities.

EXTERNALS

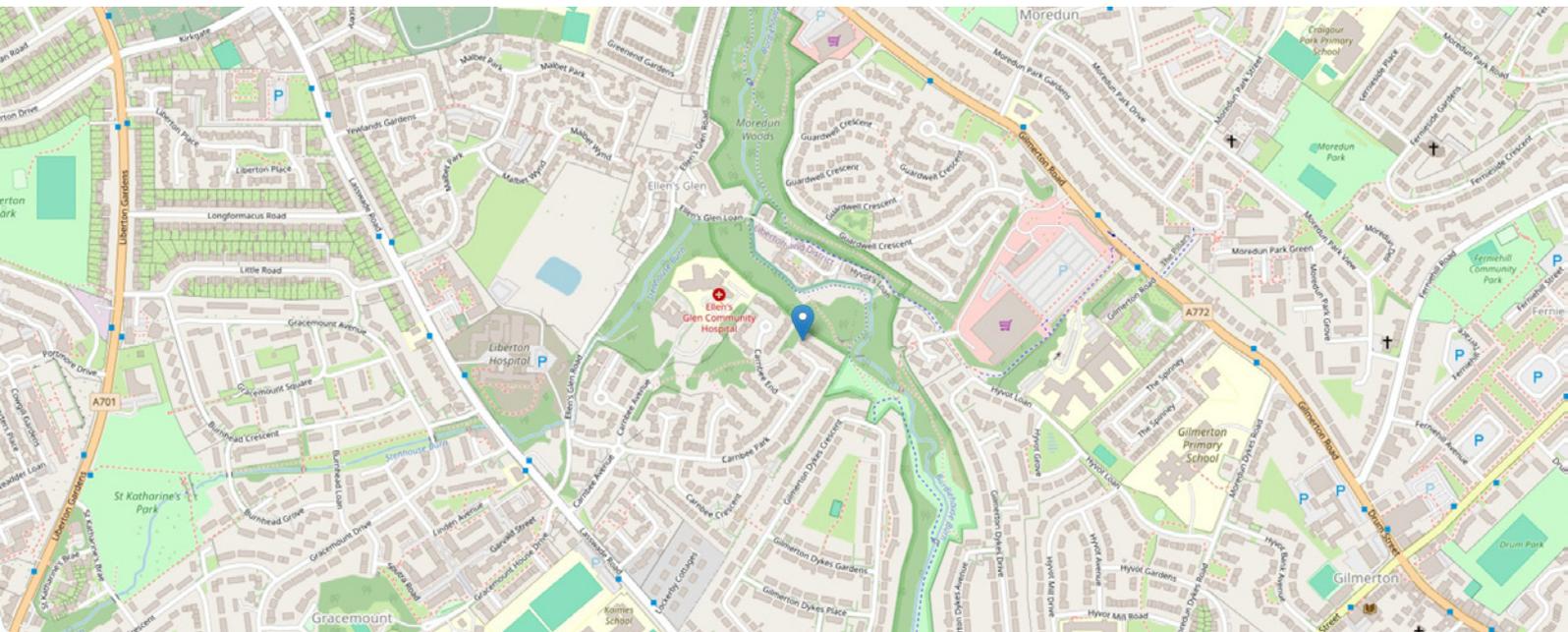


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 111m² | EPC Rating: B



THE LOCATION

Carnbee Park enjoys a peaceful setting within the ever-popular Liberton district of Edinburgh, a location particularly well-suited to family living thanks to its excellent amenities, schooling, and green open spaces. Liberton is well regarded for its strong selection of local schooling at both primary and secondary levels, making it a practical and appealing choice for growing families. The area is served by reputable local primary schools, with secondary education available nearby at Liberton High School, providing convenient options within easy reach of home.





For day-to-day shopping, residents benefit from a range of local convenience stores and supermarkets close by, while Cameron Toll Shopping Centre offers a wider selection of high-street retailers, larger supermarkets, and essential services. Straiton Retail Park is also within easy driving distance, providing additional retail choice including major household names, home stores and family-friendly dining options.

Families are particularly drawn to the abundance of recreational and outdoor space in the area. Liberton offers easy access to several parks and green spaces, ideal for weekend walks, dog walking and children's play. The nearby Braid Hills and Hermitage of Braid provide beautiful woodland trails and open views across the city, while Liberton Golf Club and Gracemount Leisure Centre offer further opportunities for sport and fitness. The area's quieter residential streets and community feel add to its appeal for those seeking a safe and settled environment.

Transport links are another key advantage. Regular bus services run through Liberton, providing straightforward access to Edinburgh city centre, the Royal Infirmary, and surrounding districts. The Edinburgh City Bypass is also easily accessible, connecting to the wider motorway network and making commuting by car simple and efficient. Overall, Carnbee Park offers a balanced family lifestyle in a well-established and desirable south Edinburgh neighbourhood, combining good schooling, convenient amenities, plentiful green space and excellent transport connections.



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