




McEwan Fraser Legal
Solicitors & Estate Agents
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24 Carnbee Crescent

EDINBURGH, EH16 6GF

LIBERTON

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Liberton is a sought after residential area lying to the south of the city centre. Local services include a bank, Post Office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.

There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



24 CARNBEE CRESCENT

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McEwan Fraser Legal are delighted to bring to the open market this three bedroom end terraced family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a hallway leading to the bright and airy lounge that allows for free standing furniture and different furniture configurations. There is ample space for a dining table to the back of the property.

The kitchen comes with floor to ceiling unit, gas hob, hood, oven, integrated fridge and freezer, deep storage cupboard, space for washing machine and access to the back garden.

On the upper level, access to the attic can be found as well as additional storage. There are three good sized bedrooms, all bright and airy and all allowing for freestanding furniture. Two of these rooms also benefit from built-in storage. The third bedroom is currently being used as a walk-in wardrobe.

The family bathroom completes the property internally with shower over bath, wash hand basin and WC.

Externally the front garden is laid to lawn, there is a driveway to the side providing ample off-street parking. The back garden is low maintenance with patio area and decorative stone chips. It also comes with a garden shed.

The property also benefits from gas central heating, double glazing and alarm system.





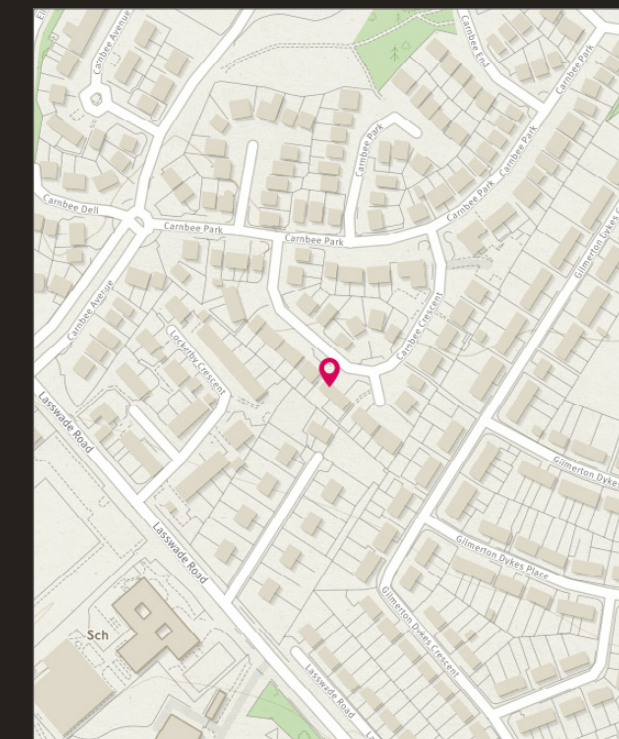
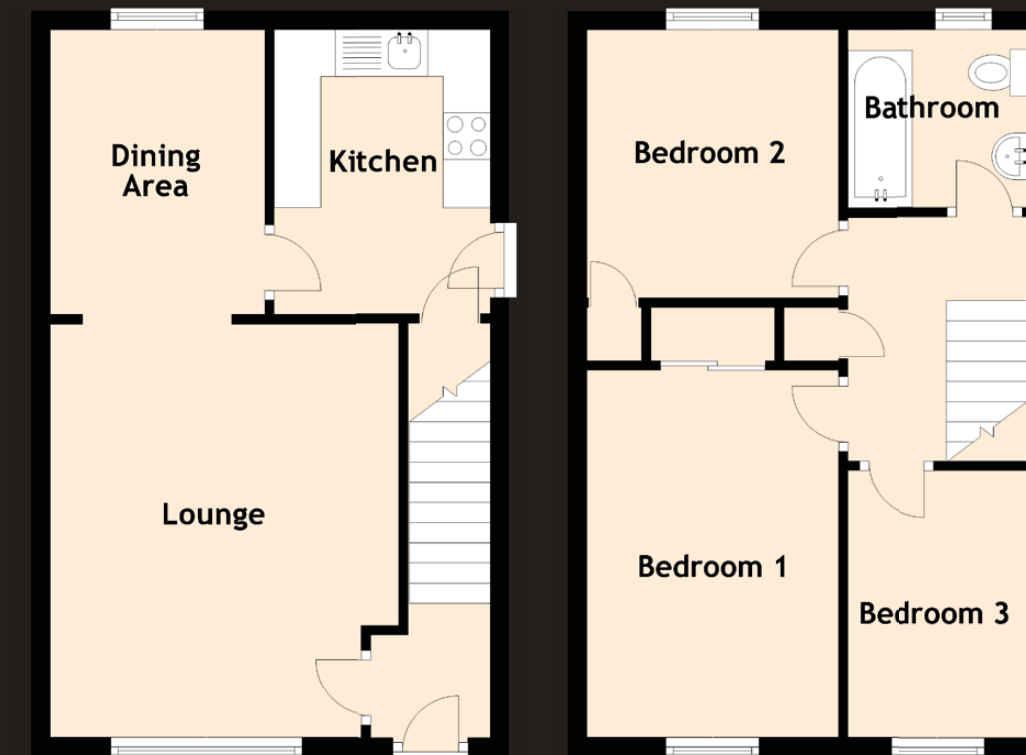
SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Dining Area	3.04m (10') x 2.30m (7'7")
Kitchen	3.04m (10') x 2.32m (7'7")
Lounge	4.44m (14'7") x 3.75m (12'4")
Bedroom 2	2.86m (9'5") x 2.70m (8'10")
Bathroom	1.94m (6'4") x 1.90m (6'3")
Bedroom 1	3.93m (12'11") x 2.70m (8'10")
Bedroom 3	2.86m (9'5") x 2.09m (6'10")

Gross internal floor area (m²): 74m² | EPC Rating: C



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Part
Exchange
Available

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