




Solicitors & Estate Agents
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31 Carnbee Avenue

LIBERTON, EDINBURGH, EH16 6GA

The Location

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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 a wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are a nursery, primary and secondary schools within easy access and of course the many independent schools which are easily accessible by bus. The Kings Buildings Campus of Edinburgh University is within walking distance.

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 by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. This is the right side of town for easy access for the New Edinburgh Royal Infirmary which is located at Little France just a short car journey away.

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 ending up near Morningside and the Braid Hills.

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McEwan Fraser Legal is delighted to present this superb two double bedroom end terraced house to the market. The property is located in Glenellen Park, a long-established and sought after development in Liberton. The property is presented to the market in superb internal condition having been lovingly maintained by the current owners and enjoys a very contemporary feel throughout. This deceptively spacious property would make an excellent starter home and really must be viewed to be fully appreciated.

You enter the property through a useful vestibule which opens into a superb reception room. Neutrally finished, bright and finished with laminate flooring, there is plenty of space for different furniture configurations to suit individual taste. An excellent entertaining space. The breakfasting kitchen is to the rear of the reception room

and runs the full width of the property. The kitchen comprises a generous range of contemporary base and wall mounted units giving excellent prep and storage space alongside a range of integrated appliances. A door from the kitchen opens onto a lovely private garden which is mainly laid to lawn.

Upstairs, the house boasts two good sized double bedrooms both of which include built-in wardrobes and have space for additional free-standing furniture. Internal accommodation is completed by a superb bathroom which enjoys a three-piece white suite and shower over bath. The property also benefits from gas central heating and double glazing.

Internal viewing highly recommended.







Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.43m (14'6") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 3.56m (11'8")
Bedroom 1	3.30m (10'10") x 2.55m (8'4")
Bedroom 2	4.00m (13'1") x 2.52m (8'3")
Bathroom	2.02m (6'8") x 1.91m (6'3")

Gross internal floor area (m²): 68m² | EPC Rating: C

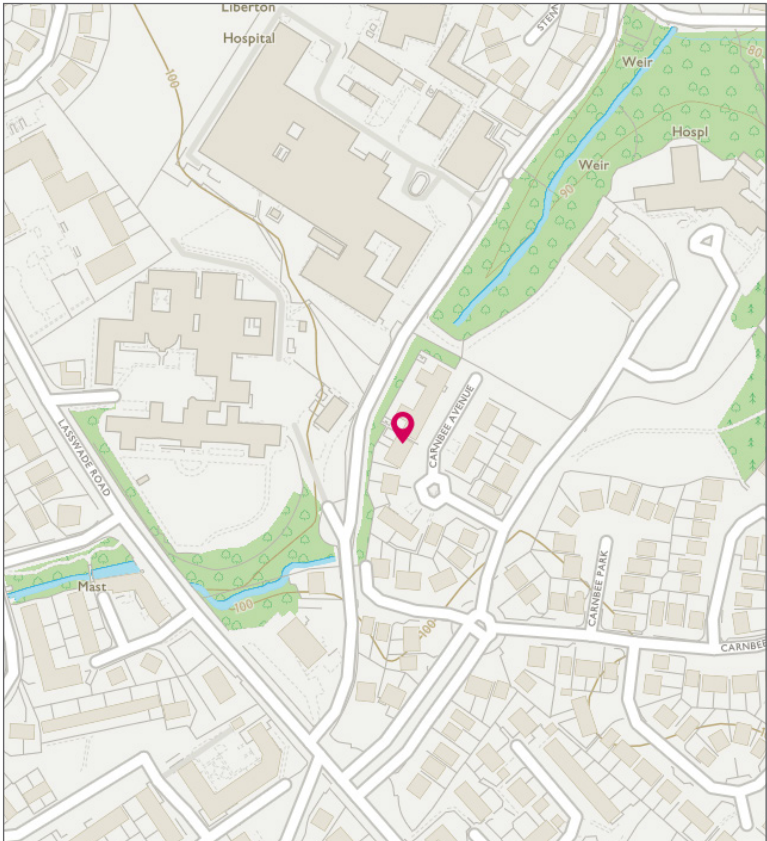


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