



## 58 Carnbee Park

Liberton, Edinburgh, EH16 6GH

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Representing an ideal family home in Liberton, this detached house is tucked in a quiet cul-de-sac, occupying a generous corner plot and peacefully backing onto woodland, ensuring a truly tranquil position. The home accommodates three/four bedrooms, one/two reception rooms, a breakfasting kitchen, and two bathrooms (plus a separate WC), as well as beautifully maintained gardens, a detached garage, and a multi-car driveway.

A practical entrance porch welcomes you into the home, leading into the first reception room straight ahead. Here, a spacious footprint, spanning the entire depth of the property, offers excellent flexibility for arrangements of both lounge and dining furniture. The neutrally decorated room is fitted with rich wood-styled flooring and is filled with natural light through dual-aspect windows, with one enjoying a sunny aspect and the other overlooking the rear garden. The room is conveniently connected to the kitchen, where off-white cabinets are supplemented by quartz worktops, a ceramic sink, metro-tiled splashbacks, and a Rangemaster cooker paired with an extractor hood. An undercounter dishwasher is also included, whilst an adjoining utility room (with a WC and external access) has additional cabinetry, workspace, a sink, a fridge/freezer, and space for washing machine. ess) has additional cabinetry, workspace, a sink, a fridge/freezer, and space for washing machine.

Completing the ground-floor accommodation is a versatile room that could be used as a fourth bedroom, an additional reception room, or a home office for working from home.

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## Features

- Generous detached house in Liberton
- Occupying a large corner plot in a peaceful cul-de-sac
- Entrance porch
- Spacious, dual-aspect living/dining room
- Breakfasting kitchen and utility room with WC
- Versatile study/family room/bedroom 4
- Three further bedrooms with built-in storage
- One en-suite shower room
- Family bathroom with shower-over-bath
- Generous, beautifully maintained gardens
- Large detached garage and multi-car driveway
- Gas central heating and double glazing
- EPC Rating - F
- Council Tax Band - C





“Spacious, dual-aspect living/dining room,  
a breakfasting kitchen, a utility room  
with WC and a versatile  
study/family room/bedroom 4”







The remaining three bedrooms are on the first floor, all well-proportioned and accompanied by built-in wardrobes/storage. One also has a full wall of fitted shelving, whilst the principal has its own en-suite shower room comprising a shower enclosure and a WC-suite set into storage. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower, and a storage unit with a WC-suite inset. The home is kept warm by a gas central heating system (with Hive smart controls) and has double glazed windows.

Externally, the home is perfectly complemented by beautifully maintained gardens, backing onto peaceful woodland and generous in size owing to the home's large plot. The gardens include a well-maintained lawn, a wealth of mature, leafy shrubbery, a neat hedged border, and a patio for outdoor dining furniture. Excellent private parking is provided by a large detached garage and a multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, cooker, fridge/freezer, and dishwasher will be included in the sale. The garden tools/equipment are available by separate negotiation.

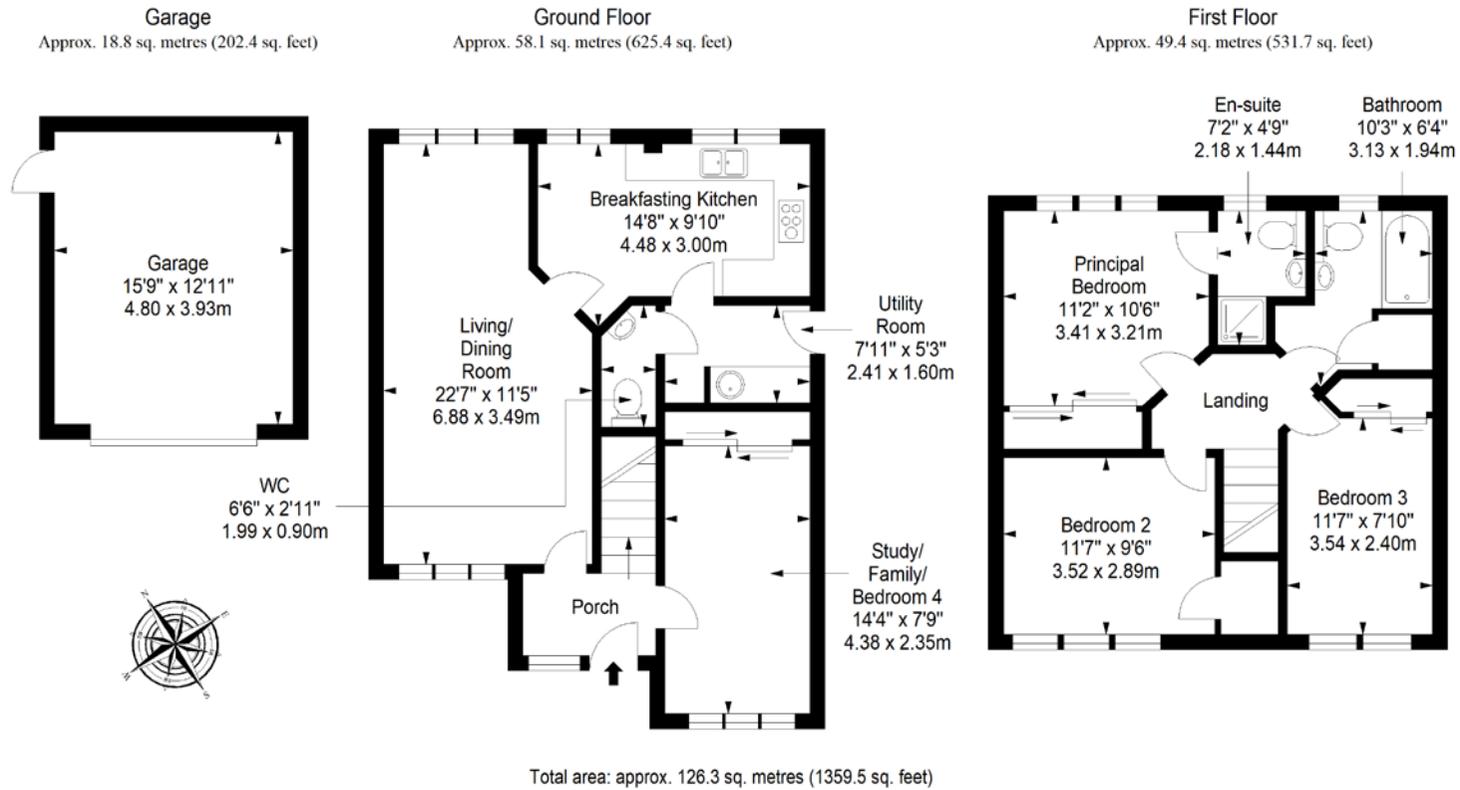
## Liberton

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.





# Floorplan



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