



42 Malbet Wynd, Edinburgh, EH16 6AN

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Perfectly placed within a desirable residential factored development lies this handsome four bedroom detached home, lovingly improved by the current owners. The property has been well kept and offers a flexible layout within a fantastic location close to local amenities, schooling and transport links. The location marries the access to the city and beautiful green space and offers the perfect balance for a family to enjoy.

- Living room with formal dining space and feature fireplace.
- Sunny conservatory overlooking rear garden.
- Modern kitchen with integral appliances that include a microwave, dishwasher and oven housing induction hob. A door leads to the utility room.
- Downstairs cloakroom, WC and wash hand basin.
- Double bedroom located on the ground floor.
- Staircase to the upper landing, linen cupboard, hatch to the floored attic accessed by a fixed ladder.
- Principal bedroom to the front has built in wardrobes and en-suite shower room.
- Further double bedroom
- Single bedroom or home office.
- Bathroom comprising WC, wash hand basin bath with shower over, ladder radiator.
- Double glazed.
- Gas central heating.
- Driveway for up to two cars.
- Fully enclosed rear garden with decking area.
- Summerhouse with light and power.



Location

Liberton lies to the south of the city centre and offers a good range of local shopping and banking facilities at nearby Cameron Toll and there are additional shopping facilities at nearby Straiton Retail Park. The city centre is easily accessed by car or bus, and the Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby. Excellent road links are provided by the easily accessible city bypass giving quick access to Edinburgh International Airport, the Queensferry Crossing, the Scottish Borders and East Lothian.

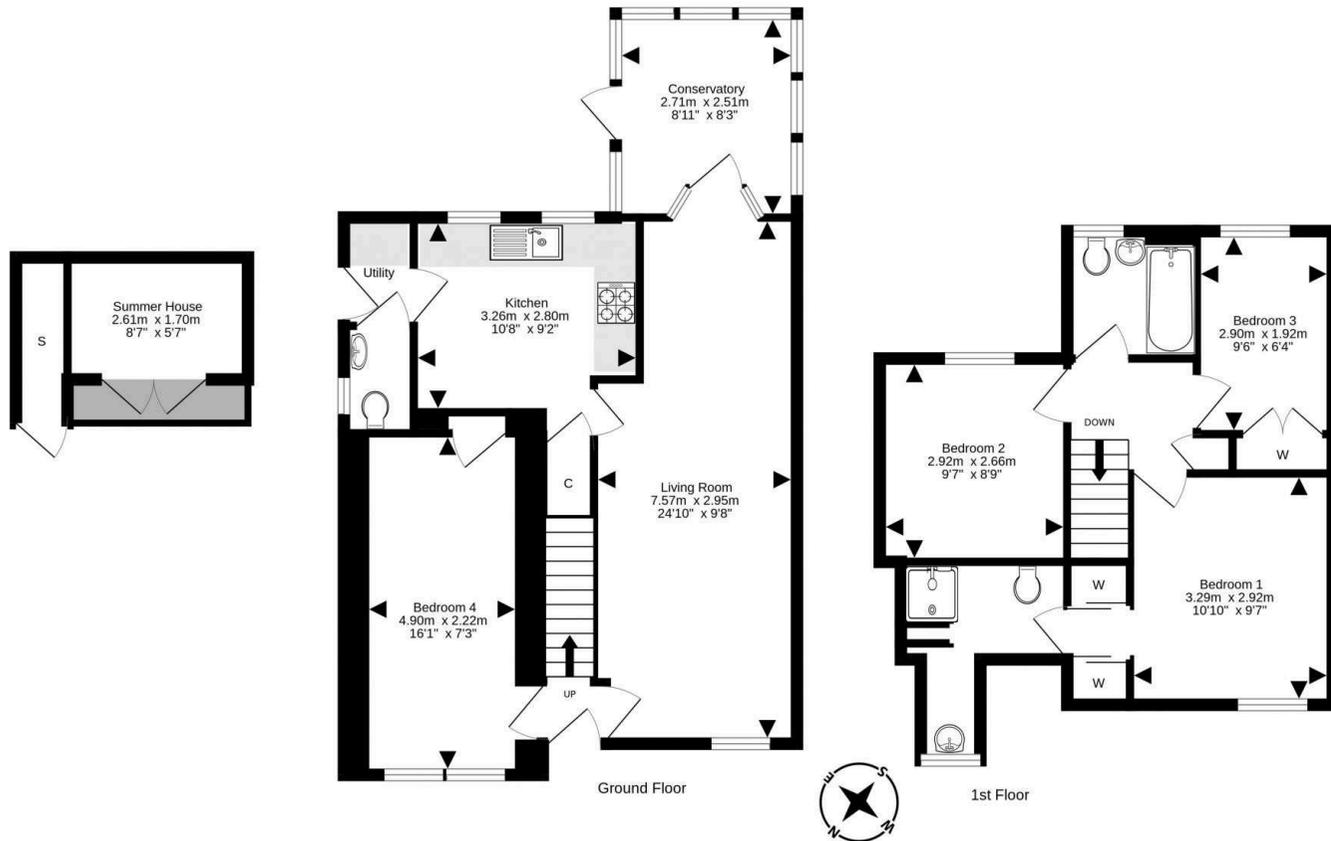
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings, childrens play shed and Summerhouse.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

