



36/5 Malbet Park
LIBERTON | EDINBURGH | EH16 6SY


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Well presented, three-bedroom, first floor flat benefitting from a private south-facing balcony and forming part of a contemporary development in the popular Liberton area of Edinburgh.

This beautiful apartment has been tastefully decorated throughout and is presented to the market in genuine move-in condition. The spacious living room lets in plenty of natural light, and from here patio-style doors lead out to the private south-facing balcony which provides a great space for enjoying the best of the summer weather. The principal bedroom is of an excellent size and benefits from both built-in wardrobes and a charming ensuite. The two further bedrooms similarly benefit from built-in wardrobe storage, with either having the potential to be used as a home office or gym giving the property a good degree of flexibility.

The modern kitchen is well-appointed and boasts gas hob and a good amount of cupboard storage, and a contemporary family bathroom completes the accommodation internally.

Offering immense appeal as a family home in addition to holding investment potential, early viewing is essential to appreciate everything that this fabulous apartment has to offer.

- Spacious three bedroom apartment
- Living room with private balcony
- Modern kitchen
- Principal bedroom with ensuite
- Two further bedrooms
- Bathroom
- Entrance hallway with storage cupboards
- Gas central heating
- Communal garden area
- Communal secure bicycle storage building
- Allocated parking space

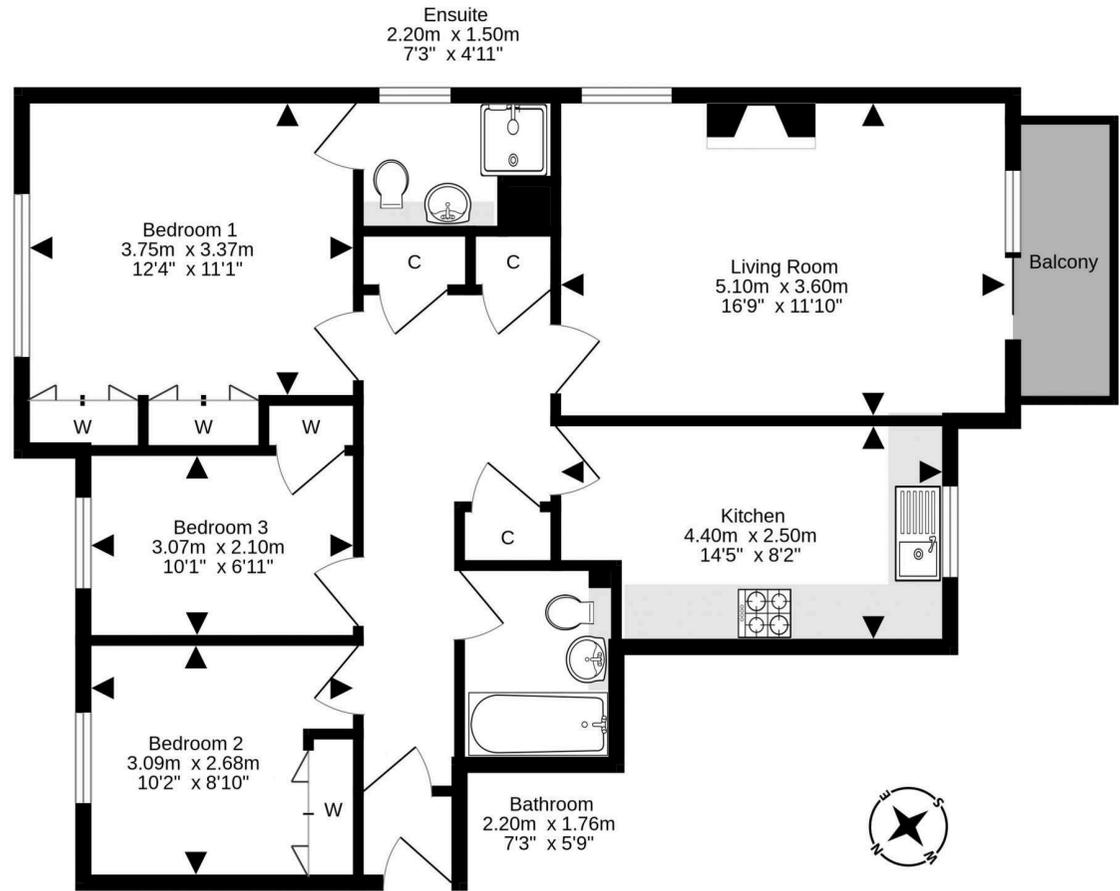
All items within the property will be included in the sale. EPC C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





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. Made with Metropix ©2024