



68 Malbet Park, Edinburgh, EH16 6WA

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Welcome to Malbet Park, this impressive four bedroom executive detached villa occupying a corner plot; arranged over two floors offers bright, spacious and flexible accommodation with gardens to the front and rear along with a sunny conservatory. The property is ideally located within an established factored residential area in the Liberton area of Edinburgh close to many local amenities, schooling and quick transport links. Presented to the market in good order throughout we would recommend an early viewing

- Reception hallway.
- Cloaks comprising WC and wash hand basin.
- Utility Room.
- Living room, with access to the conservatory.
- Sunny conservatory with direct access to the rear garden.
- Large open plan dining kitchen equipped with a range of wall and base units, Rangemaster cooker and American fridge/freezer are included in the sale.
- Home office/family room or bedroom five located on the ground floor.
- Master bedroom with built in wardrobes and en-suite shower room.
- Further three bedrooms with built in storage.
- Family bathroom comprising WC, wash hand basin, bath with shower over.
- Double glazing and gas central heating.
- EV charger and CCTV.
- Driveway with further parking bays.
- Garden to the front and south facing garden to rear.



## Location

Liberton lies to the south of the city centre where there is a good range of local shopping and banking facilities at nearby Cameron Toll and there are additional shopping facilities at Straiton Retail Park. The property is ideally located close to Burdiehouse Burn Valley Park providing an excellent recreational amenity. The city centre is easily accessed by car or bus, approximately twenty minutes away, and the Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby. Excellent road links are provided by the city bypass giving access to Edinburgh International Airport, the Queensferry Crossing, the Scottish Borders and East Lothian.

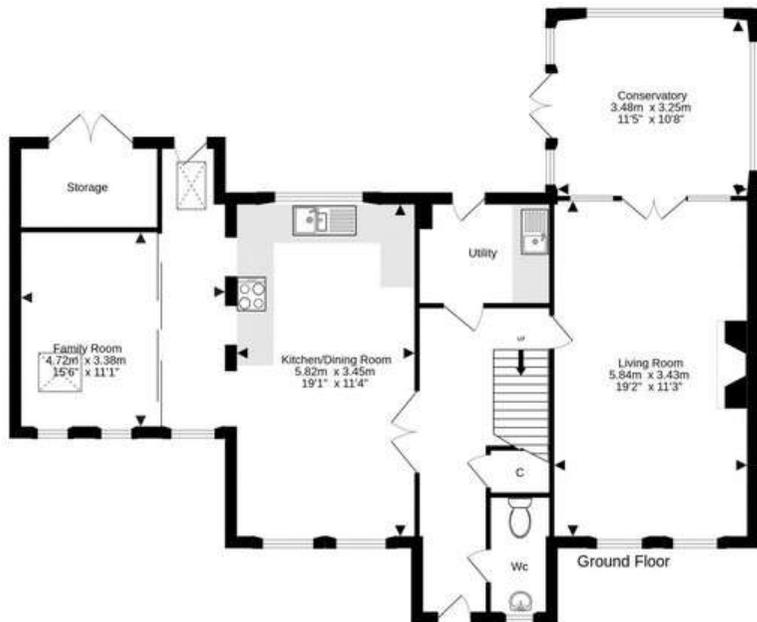
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

## 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. Made with Metropix ©2024



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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.

