



**48 Malbet Wynd, Liberton,
Edinburgh, EH16 6AN**



CHARTERED FIRM



ELP 
**Arbuthnott
McClanachan**
solicitors & estate agents

SITUATED WITHIN A LEAFY DEVELOPMENT

THREE-BEDROOM, DETACHED HOUSE



This attractive, three-bedroom, detached house has a lovely position in this particularly nice, leafy development, in the popular Liberton area of Edinburgh, close to local amenities, schools and transport links. The property has been decorated in neutral tones throughout, with a mix of hard flooring and carpets, all in move in condition, an ideal family home. The accommodation consists of an entrance hall, with storage, a light filled lounge, with a bay window and deep sill, a feature fireplace and glazed doors lead into the dining room. The kitchen has a good range of fitted units, integrated oven and hob and access to the rear garden. There is also a W.C. on this floor. On the upper floor there is a master bedroom, with a fitted wardrobe and an en-suite shower room. There is a further double bedroom, a single bedroom and a family bathroom. The landing has storage and access to the attic. There is a garden to the front of the property, as well as a driveway and single garage and to the rear there is an enclosed garden, with a lawn, planted borders with mature shrubs and a shed.

Entrance hall

Lounge

Dining room

Kitchen

W.C.

Master bedroom, with en-suite

Two further bedrooms

Bathroom

Gas central heating and double glazing

Attic

Garden

Garage and driveway

(Some rooms have been virtually staged)





LIBERTON

Liberton is situated to the south of the city centre and is perfectly placed for the new Edinburgh Royal Infirmary, Kings Buildings, Edinburgh University buildings and Sick Children's Hospital. There are local shopping amenities within walking distance, catering for every day needs and Cameron Toll shopping centre which has a Sainsbury's supermarket along with various other retail outlets. Newington offers a variety of local shops, banks, post office and many cafes/bars, restaurants. Heading south out the city it is within easy reach of Pentland Retail Park at Straiton, as well as Ikea and Costco. There is an excellent and frequent public transport service into the city with the local terminals just a short stroll from the property. Swift access to the City by-pass, offering connections to the M8/M9, Forth Road Bridge and Edinburgh Airport. The district offers an abundance of recreational amenities including Festival Theatre, Queens Hall, Royal Commonwealth Pool, the open spaces of Holyrood Park/ Arthurs Seat, various golf courses and cosmopolitan choice of cafes/bars and restaurants.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£375,000

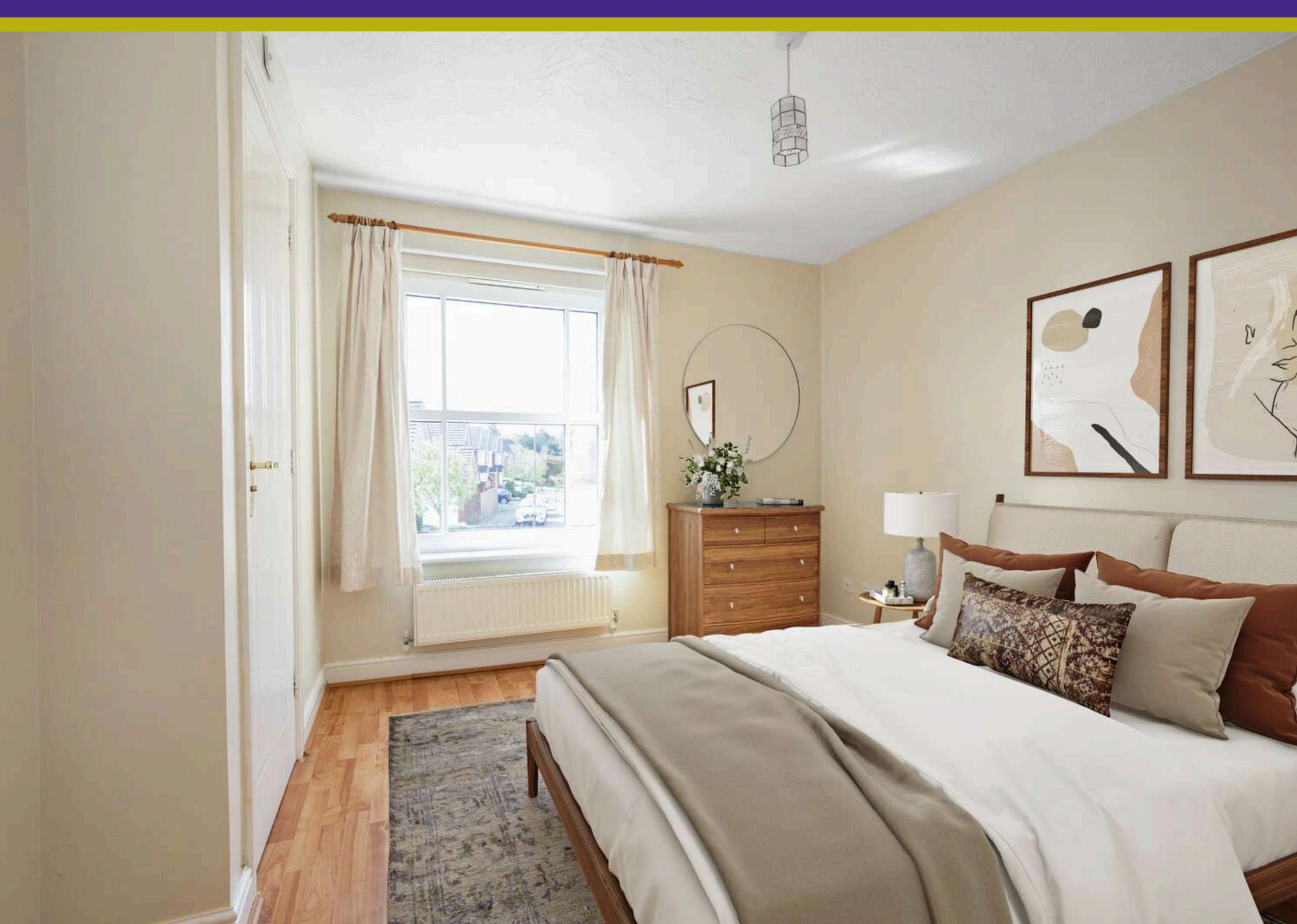
EPC Rating

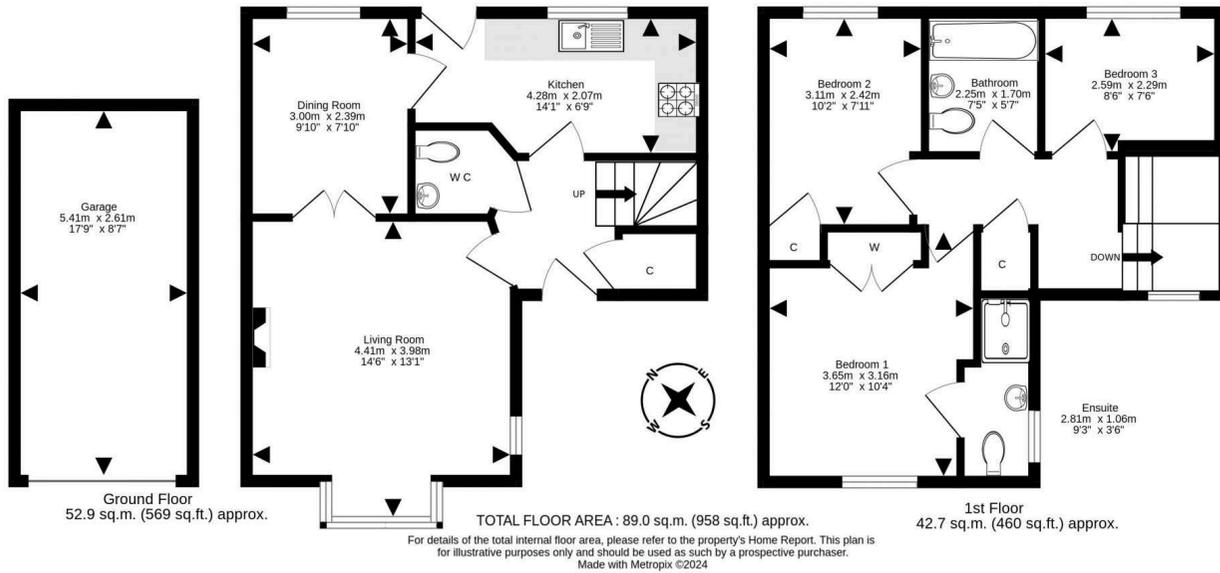
C











Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation

ēspc

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.