



## 49 Cambee Avenue, Liberton, Edinburgh, EH16 6GA

Two Bedroom, Mid-Terrace Home

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# Property Description

Beautifully presented, two-bedroom, mid-terrace house with a private garden. Set in a quiet residential cul-de-sac, located in popular Liberton, lying to the south of Edinburgh city centre.

Comprises an; entrance hall, living room, dining kitchen, two double bedrooms and a bathroom. Features include gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage, including built-in wardrobes in both bedrooms.

Externally the property benefits from an easily maintained private rear garden with a lawn, patio and timber shed, whilst there is a small planting area and ample resident's parking bays to the front.

The entranceway has carpeted stairs to the first-floor landing and opens into the bright and spacious living room, which offers wood-effect flooring, a store cupboard, and ample space for freestanding furniture. The traditional dining kitchen has a door to the private rear garden and fitted units with laminate worktops, tiled backsplash, and a stainless steel sink set below a window. Appliances include an integrated oven and gas hob with canopy above, and a freestanding fridge/freezer and washing machine/tumble dryer.

On the first floor, well-proportioned bedroom one is set to the front with a built-in wardrobe and bright neutral decor. Likewise, bedroom two overlooks the rear garden and is similarly finished with carpeted flooring, pendant light fitting, and a built-in wardrobe as well.

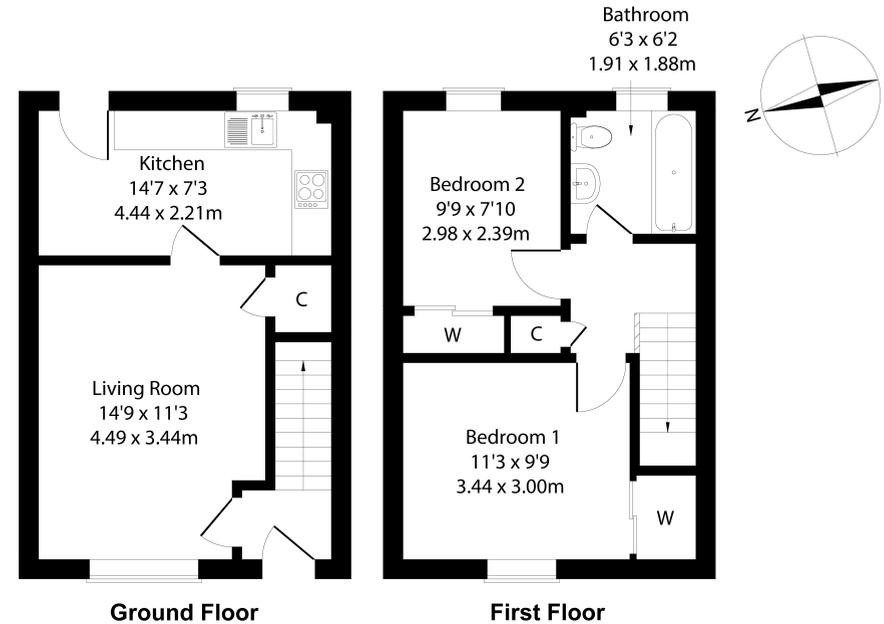
Completing the accommodation and set to the rear, the family bathroom has a modern three-piece suite with a shower unit over the bath and tiled splash walls.

A 360 Virtual Tour is available online.



**49 Carnbee Avenue, Liberton, Edinburgh EH16 6GA**

Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Liberton is an established residential area south of Edinburgh city centre, offering an extensive mix of family orientated housing, with local shopping located throughout. A variety of supermarkets are available in the area with a Morrisons on Gilmerton Road, Margiotta on Lasswade Road, and a Tesco on Captain's Road; whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and further supermarkets. Public parks and green

spaces are also situated throughout, whilst the Braid and Pentland Hills, Ellen's Glen, and Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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