



21 Malbet Park, Edinburgh, EH16 6SY

Immaculately Presented, Four-Bedroom, Detached Home with Gardens, Driveway & Double Garage

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Property Description

Immaculately presented, four-bedroom, detached family home, with gardens, a driveway and an integrated double garage. Set in a quiet and leafy residential development within popular Liberton, to the south of Edinburgh city centre. Comprises an entrance hallway, living room, dining room, kitchen, utility room, four double bedrooms, an en-suite, a family bathroom, and a ground-floor WC.

Tastefully finished throughout, with luxury bathroom suites, and a stylish fitted kitchen with Silestone worktops and integrated Siemens appliances. Further features include upgraded quality internal and entrance doors, a multi-fuel stove for the lounge, and HIVE gas central heating. In addition, there is double glazing, multiple TV points, and superb storage including a loft and a double garage with power and lighting.

Externally, benefits include a lawn and a double driveway to the front, with a generous rear garden featuring a lawn and a wood deck patio. The development also includes visitors parking bays and well-kept communal areas, including a large 'village green.'

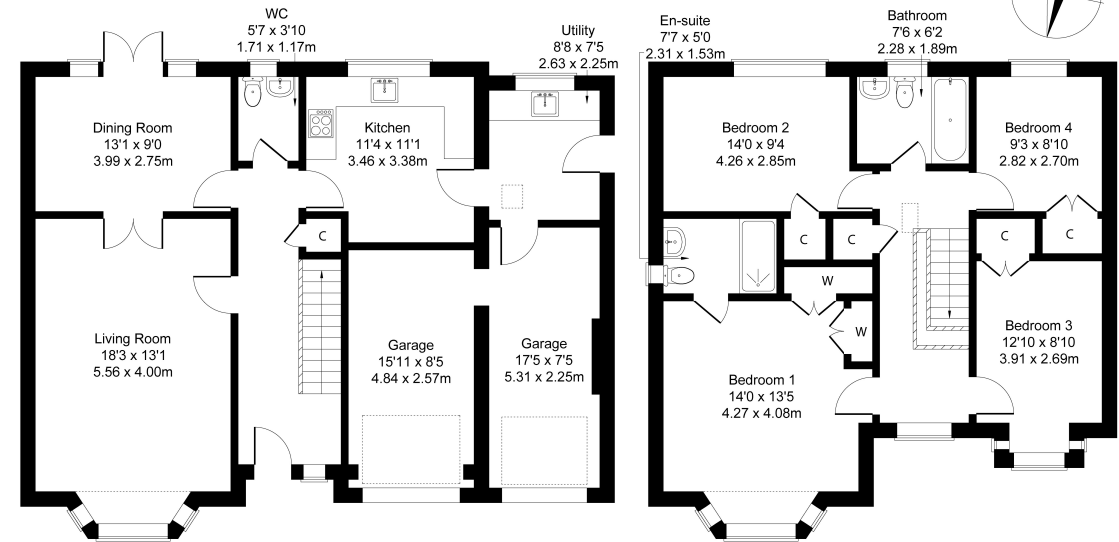
A welcoming entrance affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a convenient WC and store cupboard. Set to the front, a generous living room features a multi-fuel stove, a bay window enjoying a southerly aspect, fitted shutters, and quality engineered oak flooring continuing from the hall and throughout the two public rooms. The dining room can be accessed from the hall and via French doors from the lounge, whilst French patio doors lead to the rear garden. A stylish kitchen is set to the rear, fitted with modern units, Silestone worktops, a sink with a drainer, and a range of integrated Siemens appliances including an eye-level double oven, a five-ring gas hob, a dishwasher, and a freestanding American-style fridge/freezer. Set off, a convenient utility room has fitted kitchen units and worktops, including a sink, space for freestanding appliances, as well as, internal access to the garage and further access to the garden.

On the upper floor, an exceptionally spacious master bedroom features a bay window, carpeted flooring, two built-in wardrobes, and a modern fully-tiled en-suite shower room with a large cubicle and a rainfall showerhead. Three further well-proportioned bedrooms are set to each aspect, similarly finished, with carpeted flooring, a central light fitting, and built-in wardrobes. Completing the accommodation, a stylish, fully-tiled family bathroom is fitted with a modern three-piece suite including a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (1799 sq ft - 167 sq m.)



Ground Floor

First Floor

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 range of family-orientated housing, with local shopping available throughout. A Morrisons supermarket is located on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks are situated

throughout, whilst Braid Hills, Pentland Hills, and Liberton Golf Course offer open green spaces. Liberton is an ideal location for access to 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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