



2/1 Smiddy Wynd

Liberton, Edinburgh, EH16 6GU


northwood



Immaculately presented with sympathetically modernised, contemporary interiors, this ground-floor flat forms part of a B-listed, stone-built Victorian building in Liberton (developed by Square and Crescent in 2016/17), offering two bedrooms, a fabulous open-plan living area, and two bathrooms, plus a private garden area and an allocated parking space.

A wonderfully light and airy hallway (with excellent built-in storage) welcomes you into the home and immediately sets the tone for the interiors to follow, with pristine neutral décor and a warm wood floor. This presentation is reflected in the open-plan kitchen, living, and dining room, which offers a fabulous open space that is perfect for sociable gatherings and dinner parties, as well as for everyday life. The kitchen, which has double doors onto the garden, is stylishly appointed with contemporary, taupe-coloured cabinetry, worktops, and chic metro-tiled splashbacks, as well as a full complement of neatly integrated appliances. These comprise an oven, a combination microwave, a hob, an extractor hood, a fridge/freezer, a dishwasher, and a washing machine. The sunny, dual-aspect living area also has French doors opening onto the garden and offers fantastic flexibility for arrangements of lounge and dining furniture.

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- Ground-floor flat in Liberton
 - Part of a converted B-listed Victorian building
 - Hallway with excellent built-in storage
 - Open-plan kitchen, living, and dining room with two sets of French doors onto the garden
 - Two double bedrooms (one with a built-in wardrobe)
 - One en-suite shower room
 - Separate bathroom with shower-over-bath
 - Private rear garden
 - Access to generous shared gardens
 - Allocated parking space
 - Gas central heating and double glazing
 - EPC Rating - C





**“Two bedrooms, a
fabulous open-plan
living area, and a private
rear garden”**







The flat's two well-proportioned double bedrooms are favourably south-facing and they both continue the attractive presentation of the preceding accommodation with neutral décor and plush carpets. The principal bedroom has an en-suite shower room, while the second bedroom is accompanied by a large built-in wardrobe with mirrored sliding doors. The en-suite comprises an enclosure with a rainfall showerhead, a basin set into vanity storage, a WC, and a chrome towel radiator. Finally, a stylishly tiled bathroom completes the accommodation on offer, featuring a bath with an overhead shower and a glazed screen, a WC-suite, and a towel warmer. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat has its own private garden with a lawn and paved area, as well as access to generous shared gardens. The property also has an allocated parking space.

Extras: The property shall be sold as seen



Liberton

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

Floorplan

