



## Location

This two bedroomed, first floor flat is situated in the sought after Craigend Park development in Liberton and is quietly tucked away next to Liberton Golf Club lying South of the City Centre.

The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. The Royal Infirmary & Children's Hospital at Little France, the Medical School and the University of Edinburgh's King's Buildings are nearby and schooling is well represented from nursery to senior level.

There are a good range of local amenities and Cameron Toll Shopping Centre and The Straiton retail outlet are within a few minutes' drive and play host to popular eateries, a good selection of High Street shops, as well as Ikea, Costco and large branches of both Asda and Sainsbury's.

It is a sought after and attractive place to live, surrounded by lovely open spaces such as Liberton Public Park and The Braid and Blackford Hills in which to enjoy walking and other leisure activities. There are also several golf courses nearby as well as Gracemount Leisure Centre and local riding stables.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)







## Accommodation

Entrance hallway with storage cupboard

Bright and spacious living room with bay window

Kitchen with built in hob, oven and microwave: these items are believed to be in good working order though their condition is not warranted

Primary bedroom with en-suite shower room

Second double bedroom

Bathroom with shower over bath, wash basin and WC

## Extra features

Secure entry phone system

Gas central heating

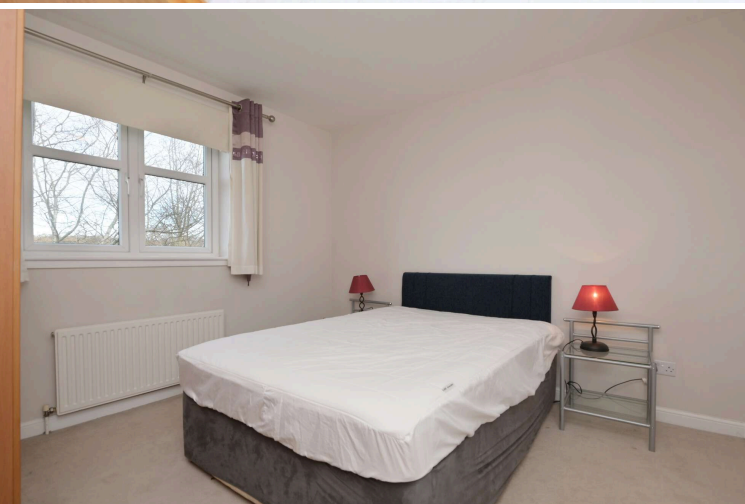
Double glazing

Communal storage facility (for bicycles etc.)

Factor (James Gibb) £50/month plus additional fees as required

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

