

Flat 4, 5 Smiddy Wynd

LIBERTON, EDINBURGH, EH16 6GU



SPACIOUS THREE-BEDROOM FIRST-FLOOR APARTMENT



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this spacious three-bedroom first-floor apartment to the market. The property forms part of a beautiful 'B' listed Victorian building built as Dr Guthrie's School for Boys in the late 1800's. The building was redeveloped in 2018/19 by 'Square and Crescent', highly respected bespoke developers. This 'turn-key' property is a superb example of a contemporary apartment that has all the benefits of modern living while retaining the character and charm of the original building. The apartment boasts superb interior design and has high ceilings throughout and high quality wooden flooring.

The accommodation is focused on a spacious open-plan kitchen, living, and dining room that enjoys a southerly aspect and is flooded with natural light. The living space is neutrally decorated and finished with quality flooring, the proportions on offer give plenty of flexibility for an owner to create their ideal entertaining space. To one side the contemporary kitchen offers a generous range of base and wall-mounted units set against a parquet-style tiled splash-back. The kitchen has Siemens integrated appliances.





“...TO ONE SIDE THE CONTEMPORARY KITCHEN OFFERS A GENEROUS RANGE OF BASE AND WALL-MOUNTED UNITS SET AGAINST A PARQUET-STYLE TILED SPLASH-BACK...”





The master bedroom is particularly generous and boasts ample space for a full range of bedroom furniture alongside an integrated wardrobe. This bedroom also has access to an en-suite shower room that has natural light, contemporary tiling, and a large walk-in shower. The second bedroom is a further well-presented double with excellent proportions. Bedroom three is a further double bedroom that is currently utilised as a home office. The master bathroom has a three-piece white suite, contemporary tiling, mains shower over the bath and underfloor heating. There is excellent storage space within the apartment and also within the communal stairwell.







Bedroom 2

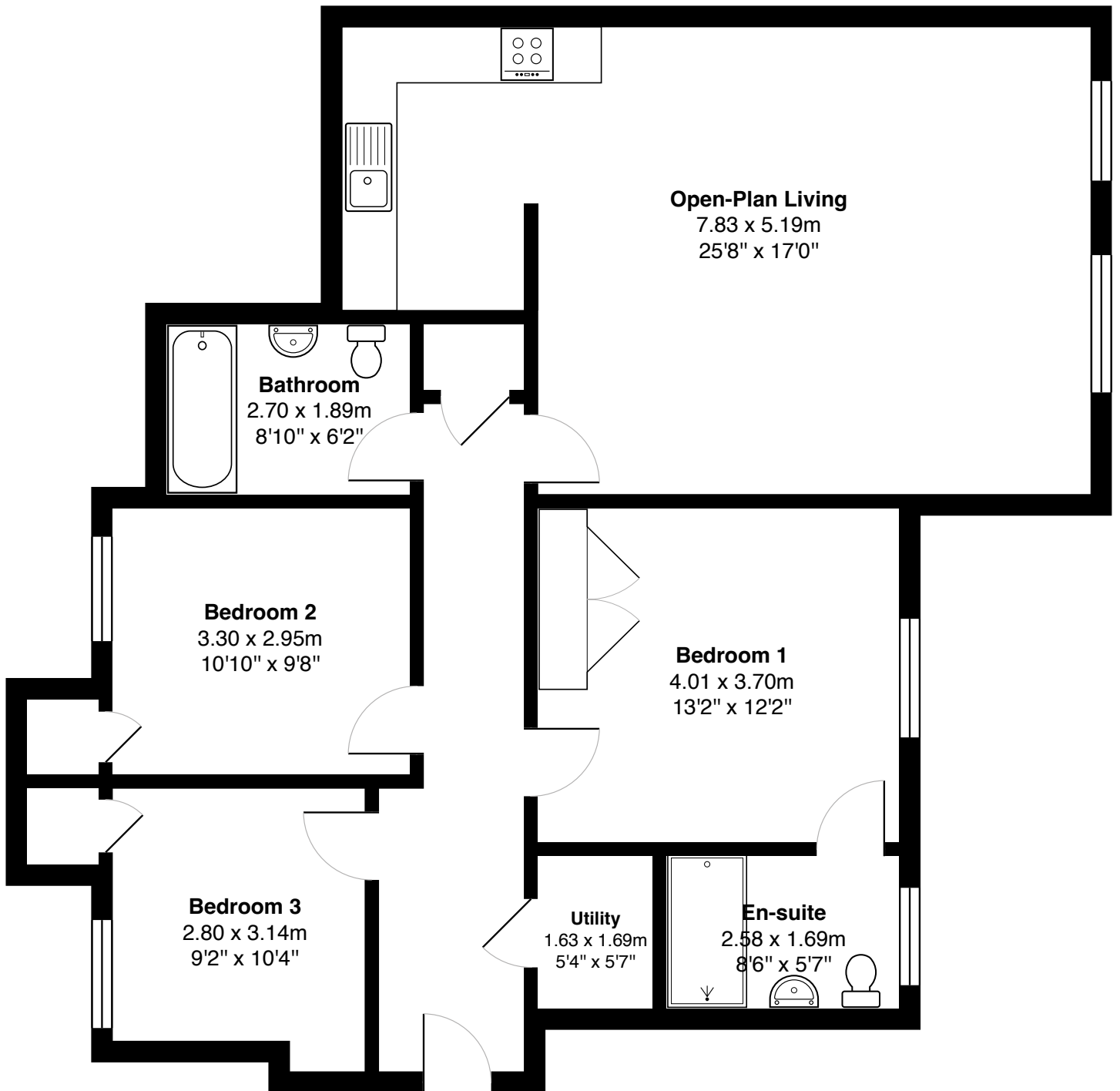




Bedroom 3







Gross internal floor area (m²): 98m²

EPC Rating: B



For extra warmth and comfort, the property enjoys gas central heating and double glazing. There is smart home automation with automated Luxaflex blinds, Lightwave RF dimmable lighting and a TADO zoned heating system.

Further benefits include ultrafast fibre broadband, secure entry system, spacious



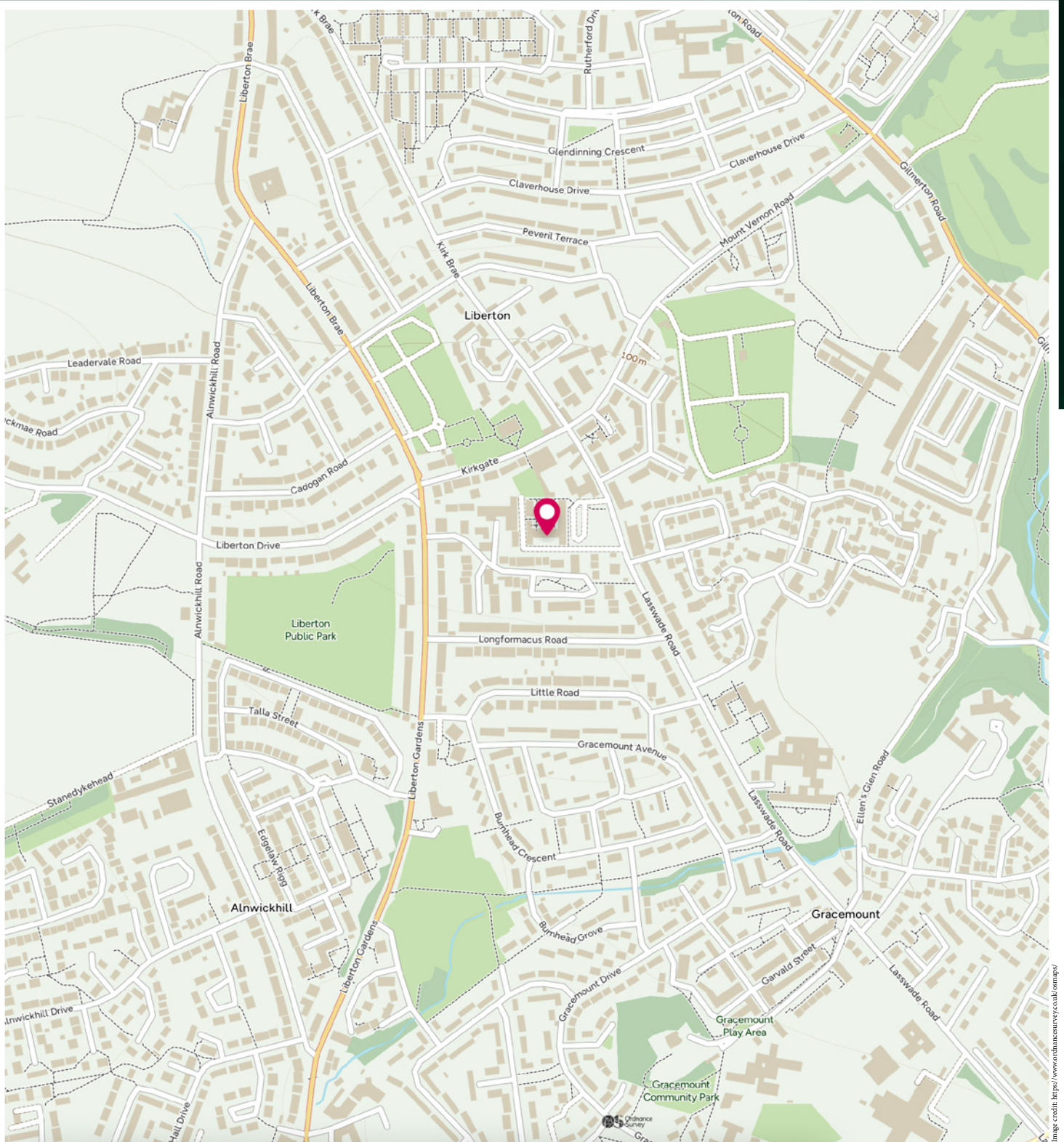
communal hallway, private secure bike locker, privately owned allocated parking. There is a designated visitor and disabled persons' parking, and shared ownership of mature communal gardens.

This is a beautiful apartment and internal viewing will be essential to fully appreciate both the proportions and quality on offer within.



Smiddy Wynd is a leafy and secluded development quietly located within the popular residential area of Liberton lying approximately three miles southeast of Edinburgh City Centre. This highly desirable development is conveniently located for an excellent selection of local amenities which include Margiotta convenience store, Post Office, pharmacy and bus stop to City Centre. Straiton Retail Park is also nearby and offers a variety of larger retail shops and a variety of high street retailers. Education is catered for from primary through to senior level with a choice of good public and private schools in the area. The property is also close to Edinburgh University's Kings Building, Edinburgh Royal Infirmary, and Sick Children's Hospital.

There are good transport links into the city centre and the Edinburgh City Bypass is about ten minutes away by car giving commuters access to the motorway networks and Edinburgh Airport. Liberton offers great outdoor pursuits, from a relaxing stroll at the Hermitage of Braid and Blackford Hill Local Nature Walk. The property is a 5 minute walk from three separate green space parks and a 10 minute walk to three golf courses.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Area Sales Manager



Professional photography
MARK BRYCE
Photographer



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