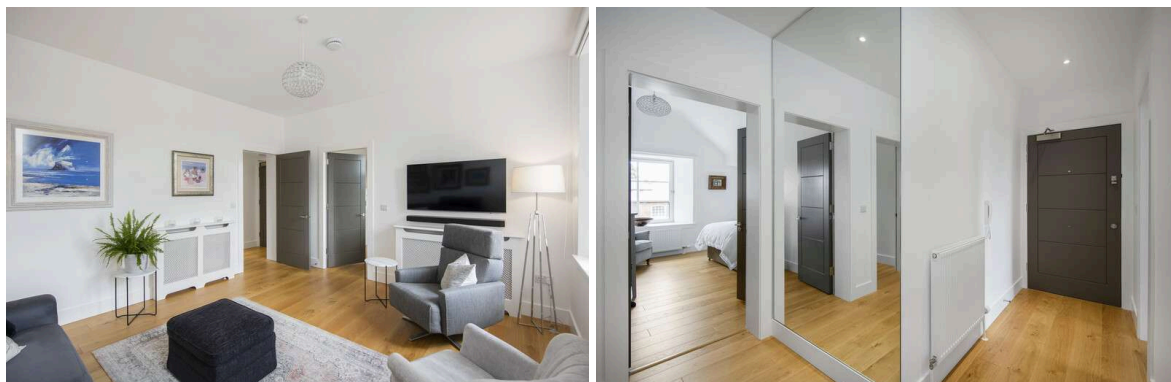




5 (Flat 3) Smiddy Wynd, Liberton
LIBERTON | EDINBURGH | EH16 6GU


warners
solicitors & estate agents



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Warner's is pleased to present an extraordinary opportunity to acquire a distinguished first-floor residence in the prestigious neighborhood of Liberton, located in Edinburgh's highly coveted South Side. This exquisite two-bedroom, two-bathroom apartment is set within an architecturally stunning development by Square and Crescent, offering residents access to beautifully landscaped communal gardens and the convenience of allocated parking.

Flawlessly presented, this residence harmonizes modern elegance with a spacious, flexible layout. Upon entry, the living room captivates with an abundance of natural light streaming through dual recessed windows, creating a truly breathtaking ambiance. The contemporary kitchen area is a masterpiece of design, featuring fully integrated appliances that cater to the most discerning tastes. The living space is further enhanced by two generously proportioned double bedrooms, including a luxurious principal suite with an ensuite shower room. Additional thoughtful touches include a utility cupboard off the hallway and a sophisticated family bathroom, completing this exceptional home.

- Prime Location: Highly sought-after South Side of Edinburgh, in prestigious Liberton.
- Elegant Development: Part of a stunning conversion by Square and Crescent.
- Spacious Bedrooms: Two double bedrooms, including a luxurious ensuite principal suite.
- Bright Living Space: Living room with abundant natural light from dual recessed windows.
- Modern Kitchen: Contemporary kitchen with fully integrated high-end appliances.
- Exclusive Amenities: Landscaped communal gardens and allocated parking.
- The property benefits from a Tado smart heating system, that will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances, made to measure blinds, 50" wall mounted TV & sound bar along with all fittings will be included in the sale of the property. Also included is the TADO smart heating system. EPC: B

Factors charges: £182 per month, includes building insurance, garden maintenance & stair cleaning.

Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.