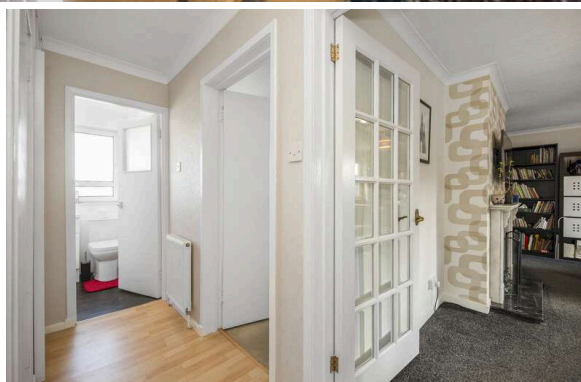




21/5 Kenilworth Drive
LIBERTON | EDINBURGH | EH16 6DD


warners
solicitors & estate agents



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Well presented second floor flat with stunning views of Edinburgh Castle and Arthur's Seat located in the Liberton area of Edinburgh, which lies approximately 4 miles to the South of the city centre, close to excellent local amenities, and within close proximity to the Royal infirmary and city bypass. This bright and well-proportioned property offers comfortable and well-planned accommodation in good condition with great storage throughout. The spacious living room is particularly attractive and complemented by the twin windows that fill the property with natural light. The fitted kitchen has excellent views and currently has a gas hob, oven and fan, washing machine, dryer, fridge/freezer and dishwasher. There are two well-proportioned bedrooms both with built in wardrobes and one with stunning views of Edinburgh Castle and Arthur's Seat. Completing the accommodation is the shower room with a shower and a heated towel rail. The property also benefits from secure entry, gas central heating, shared and private garden areas and on street parking. This superb property located in an excellent, sought-after location will appeal to a range of buyers, so early viewing is highly recommended.

- Bright and spacious living room with twin windows
- Fitted Kitchen
- Two well-proportioned bedrooms
- Stunning views and Excellent storage
- Shower room
- Private and shared gardens
- On street parking
- Gas central heating and double glazing

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

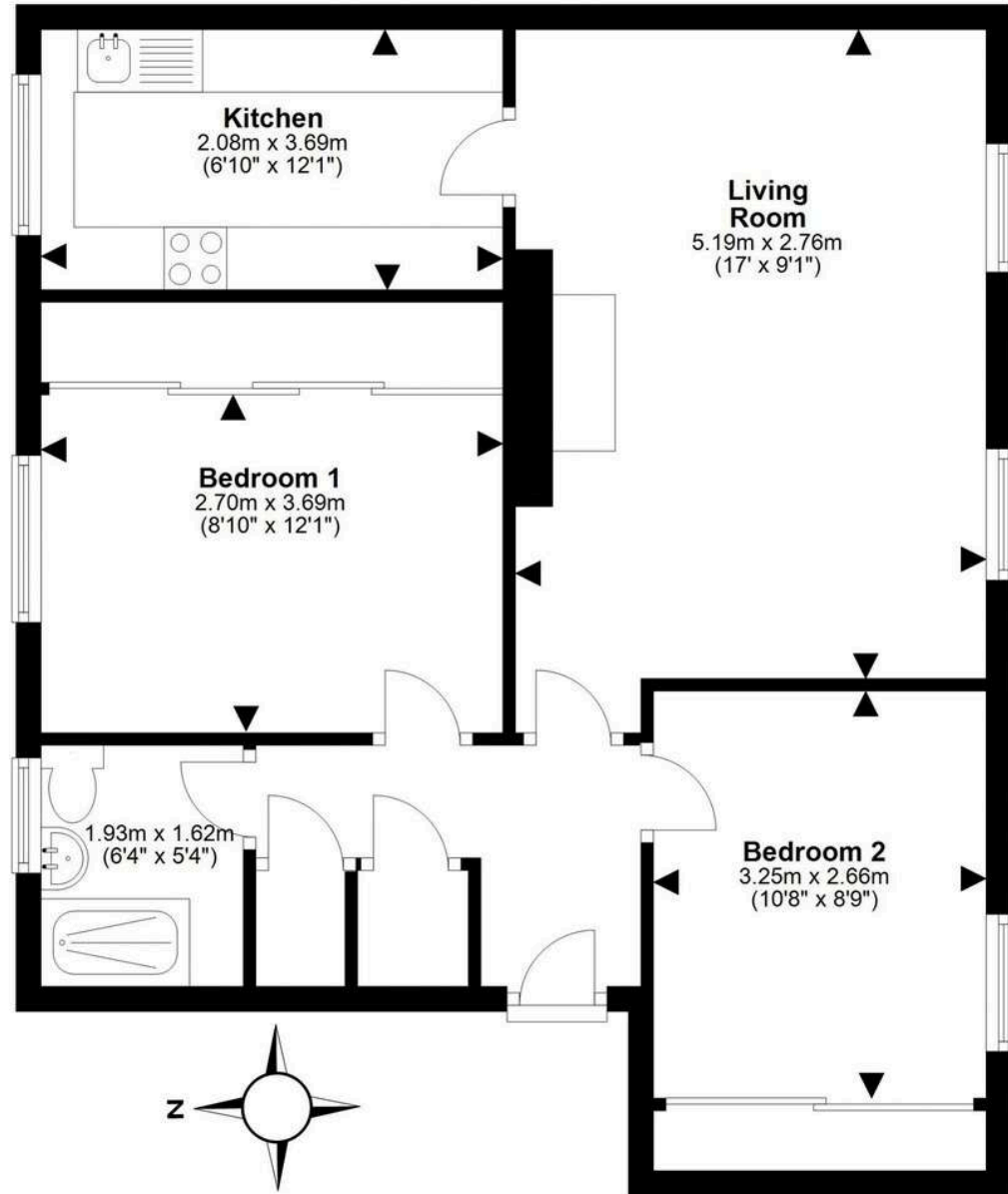


All integrated kitchen appliances, light fixtures and curtains are included in the sale.

EPC Rating C

Liberton is a 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. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury 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.