

COULTERS ©

13 SPRINGWOOD PARK

LIBERTON, EDINBURGH, EH16 6JL

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

13 Springwood Park is a charming and well-maintained two-bedroom maindoor ground floor flat forming part of an elegant Victorian detached building dating back to the 1870s. Quietly positioned in a peaceful cul-de-sac in Liberton, the home has a cottage feel and enjoys front and rear gardens, generous proportions, and a blend of traditional character with modern comfort.

The accommodation is accessed via a private entrance and opens onto a welcoming hallway with a deep storage cupboard. To the rear, a spacious sitting/dining room retains attractive period features including decorative cornicing and has been fitted with a traditional style multi-fuel stove and surround. A double-glazed garden room sits off the main living area and offers a tranquil spot to relax with direct access to the rear garden.

KEY FEATURES



Maindoor flat in quiet cul de sac.



Two double bedrooms.



Well-presented with charming cottage like feel



Beautiful gardens and unrestricted on street parking.



Single garage.



Well-located for Royal Infirmary and King's Buildings.



EPC Rating - C



Council Tax Band - E

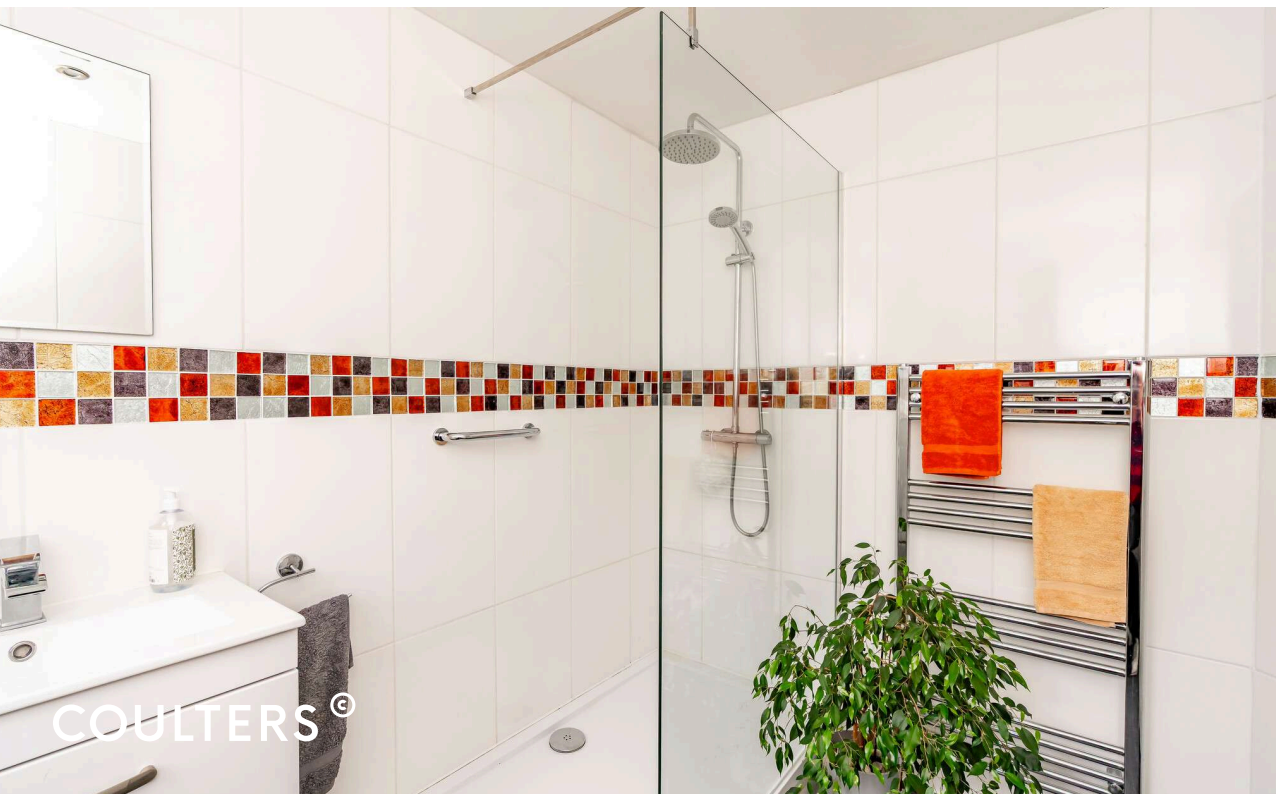


The fitted kitchen is well-equipped with integrated appliances including a gas hob, oven, fridge freezer and washer dryer. There is space for informal dining if desired, and a large window provides natural light to the room. There are two good sized double bedrooms, the largest of the two boasting a walk-in storage cupboard. The contemporary shower room is fully tiled and fitted with a walk-in shower, wash hand basin with vanity unit, WC and chrome towel rail.

The flat is fitted with gas central heating (operated by a modern boiler installed in 2022) and a mix of triple and double glazing.

The property benefits from direct access to a well-kept front and rear garden and a convenient drying area to the side. Although not technically private, the three residents within the building have self-zoned so each owner has an area of ground to maintain and enjoy. A single garage is included, and there is ample unrestricted parking for residents and guests.





THE LOCAL AREA

Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Liberton Public Park, Blackford Hill and Hermitage of Braid. Liberton Bowling Club is little over a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. There is a nearby Post Office and a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside.

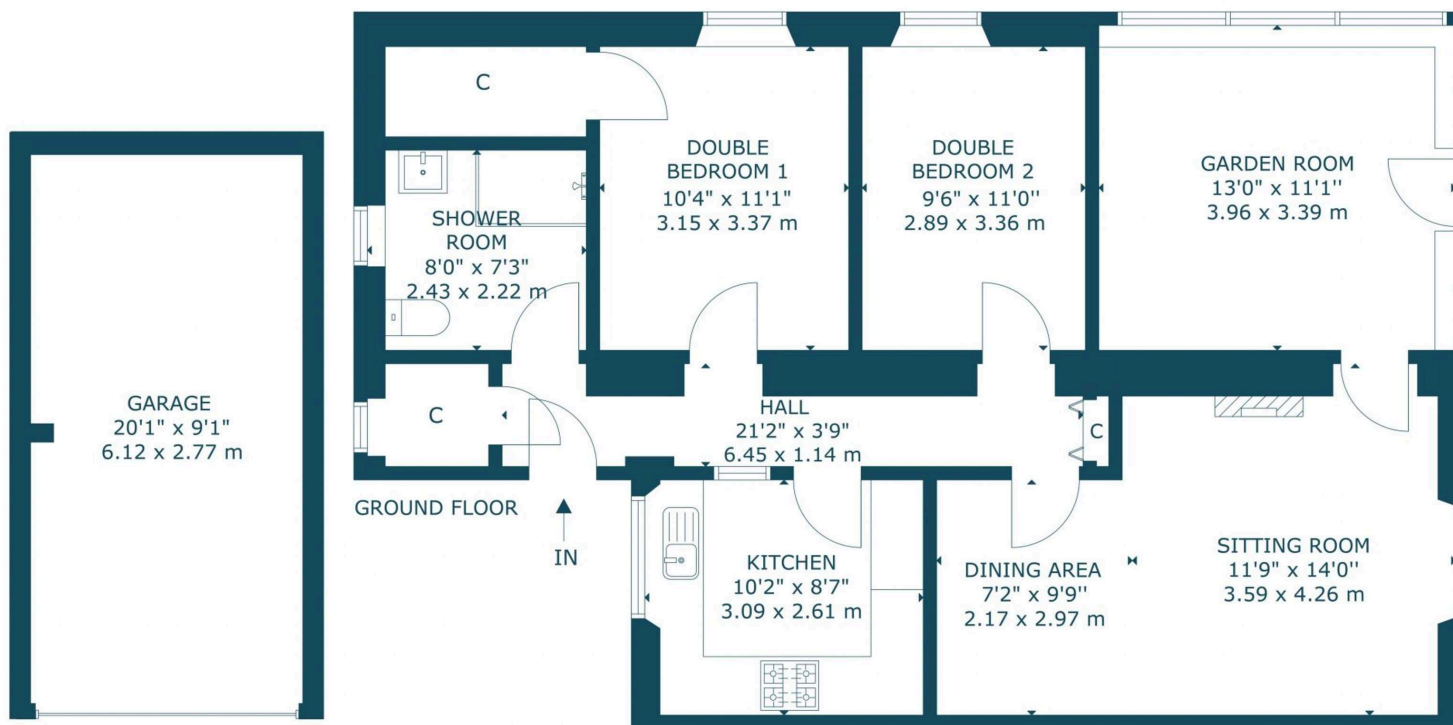
Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away. It is ideally located for the Royal Infirmary and The University of Edinburgh King's Buildings which are less than a five minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes' walk away.

EXTRAS

All blinds, curtains (excluding those in the sitting room), light fittings, fitted flooring, and integrated appliances are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £335,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1012 SQ FT / 94 SQ M
 GARAGE 138 SQ FT / 17 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.