

COULTERS®



21/4 CRAIGEND PARK

LIBERTON, EDINBURGH, EH16 5XX

2 BED

2 BATH

1 PUBLIC



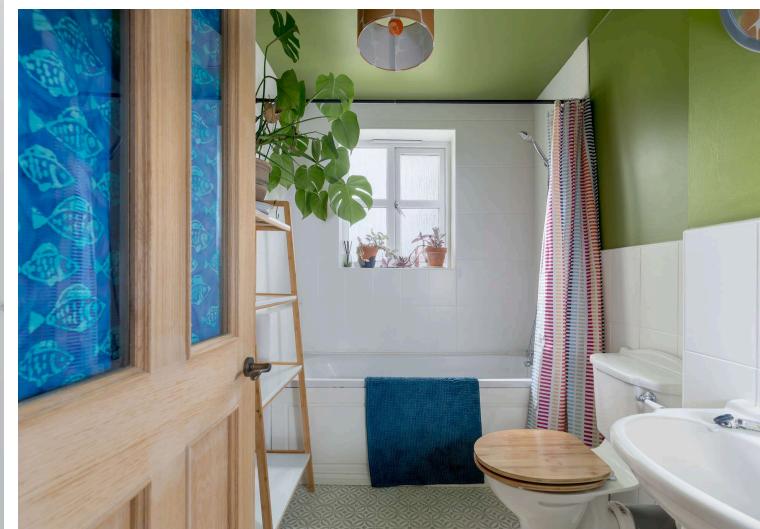
TAKE A LOOK INSIDE

21/4 Craigend Park is a beautiful, well presented first floor flat, situated in the delightful leafy development at Craigend Park, situated in the popular residential area of Liberton. The property has been lovingly enhanced by the current owners, adding beautiful engineered oak floors, solid oak doors and elegantly embracing colours to create stylish spaces throughout.

The home is tucked away at the end of Craigend Park and accessed via a communal hall and stair. The spacious bay windowed sitting room has west facing outlook with an engaging view of the stunning Kingston House.

KEY FEATURES

- Extremely engaging, well presented first floor flat.
- Two double bedrooms, one with an en-suite shower room.
- Beautiful landscaped communal grounds.
- Residents' parking and a bike store.
- Situated in the popular residential area of Liberton.
- Excellent local amenities nearby.
- EPC Rating - C
- Council Tax Band - E



The attractive, modern, dual aspect kitchen is located off the sitting room, with wall and base mounted cabinetry which incorporates a gas hob, oven, dishwasher, washing machine and fridge/freezer. There is also space for a breakfast table and chairs. The apartment has two double bedrooms, of which bedroom one has an en-suite shower room (with shower cubicle, WC and wash hand basin) and clothes hanging space (with a curtain). There are two storage cupboards, located in the hall. The bathroom has a bath (with mains shower attachment over), WC and wash hand basin, completing the internal accommodation. Heating and hot water are provided by gas central heating and there is double glazing.

Externally, the landscaped grounds are well-tended. There is ample shared parking within the development and a cycle shed which can be used.



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 Blackford Hill, Hermitage of Braid and Inch Park which has tennis and padel courts as well as a community sports club. Liberton Bowling Club is less than 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 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 which is 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, light fittings, fitted flooring and white goods are included in the sale price. Other items may also be available subject to separate negotiation.

The factor is James Gibb and the fee is approximately £94 per month.

HOME REPORT VALUATION: £250,000

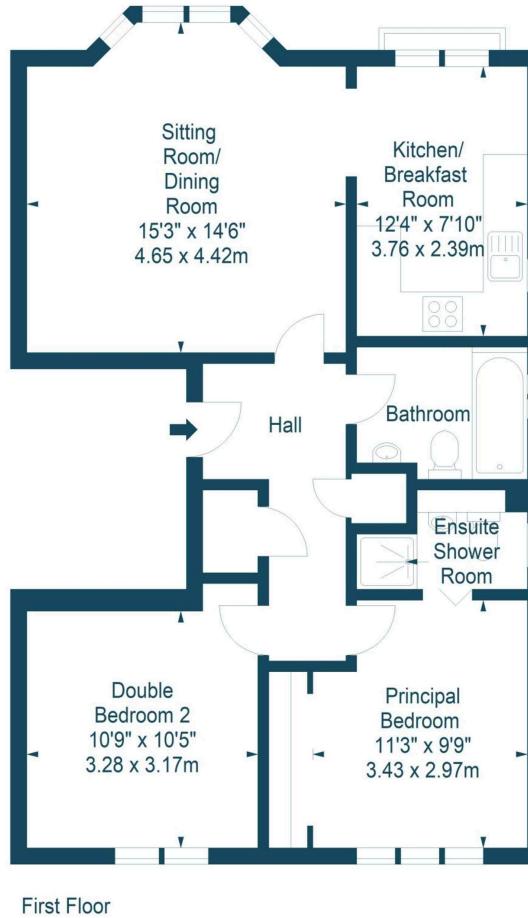


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Craigend Park,
Edinburgh,
Midlothian, EH16 5XX



Approx. Gross Internal Area
727 Sq Ft - 67.54 Sq M
For identification only. Not to scale.
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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.