



17/1 Craigend Park, Liberton
LIBERTON | EDINBURGH | EH16 5XX


warners
solicitors & estate agents



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Well-presented and spacious three-bedroom maindoor flat forming part of an established development in the popular Liberton area of Edinburgh, south of the city centre.

This beautiful apartment has been tastefully decorated throughout and is offered to the market in move-in condition. The spacious living room forms the main public area in the property, providing a great space for relaxing or entertaining guests, with the separate kitchen dining room lying just off this. The principal bedroom is of an exceptional size and boasts a stylish ensuite shower room and plenty of integral wardrobe storage. The two further bedrooms are also well-sized doubles, with either room having the potential to be employed as an ideal home office, study or gym, giving the property a high degree of flexibility, and a beautifully styled family bathroom completes the internal accommodation.

Offering immense appeal to a wide range of buyers including families and second-steppers in addition to holding investment potential, early viewing is highly recommended.

- Three bed maindoor flat
- Popular location
- Living room
- Kitchen/dining room
- Principal bedroom with ensuite
- Two further double bedrooms
- Bathroom
- Residents car park

Energy Rating C. Council Tax band E.

All integrated appliances are included in the sale, as are all light fittings. Their condition is not warranted.

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



Factor fee of approximately £175 per quarter.

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.



