



10/4 Craigmend Park
LIBERTON | EDINBURGH | EH16 5XX


warners
solicitors & estate agents



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Well-presented, two-bedroom first floor flat forming part of an established development in the popular residential district of Liberton, south of Edinburgh's city centre.

The accommodation comprises a spacious living/dining room which is flooded with natural light through bay windows, creating a great space for relaxing or entertaining. The separate modern kitchen lies just off the living area and benefits from a good amount of integral cupboard storage. The principal bedroom is of a good size and boasts built-in wardrobe storage and the second bedroom, also a double, has the potential to be employed as a home office, study or gym giving the property a good degree of flexibility. A family bathroom completes the internal accommodation.

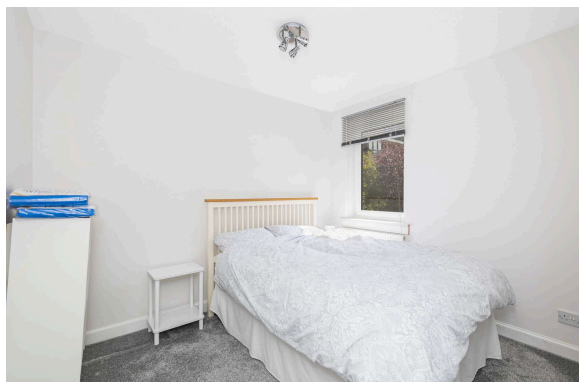
Nearby amenities include Liberton Golf Club, and the apartment is conveniently located to offer easy access to public transport links.

Offering significant appeal to first-time buyers, couples and young families, early viewing is highly recommended.

- Two-bedroom first floor flat
- Popular location
- Living/dining room
- Kitchen
- Two bedrooms with built-in wardrobe storage
- Bathroom
- Double glazing
- Gas central heating
- Communal garden
- Residents parking
- Easy access to public transport links

Energy Rating B, Council Tax Band E.

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



Extras included in the sale: light fittings, blinds, curtains, fixtures and fittings.

Two settees, the sideboard, the coffee table, the television stand, the hall table, the dining table and four chairs can be available with separate negotiation . The white furniture can also be left such as the bookcase, and small tables.

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.

