



19/2 Craighend Park,
LIBERTON | EDINBURGH | EH16 5XX


warners
solicitors & estate agents



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Nestled in a quiet, tree lined development, surrounded by manicured communal grounds and moments from excellent amenities, quick transport links, the Royal Infirmary and vast open green spaces is this spacious ground floor apartment. Boasting gas central heating, double glazing, well-maintained communal grounds, a communal bike store, and unallocated residents' parking this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright bay windowed lounge, a contemporary dining kitchen with attractive units, a master bedroom with built-in wardrobes and elegant en-suite shower room, a second well-proportioned double bedroom and the flat is completed by a large main bathroom.

- Quiet, tree lined development
- Moments from the Royal Infirmary and university buildings
- Resident's parking and landscaped communal gardens
- Welcoming hallway with storage
- Bright bay windowed lounge
- Kitchen with dining space
- Two well-proportioned double bedrooms
- Two bathrooms
- Gas central heating
- Double glazing

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



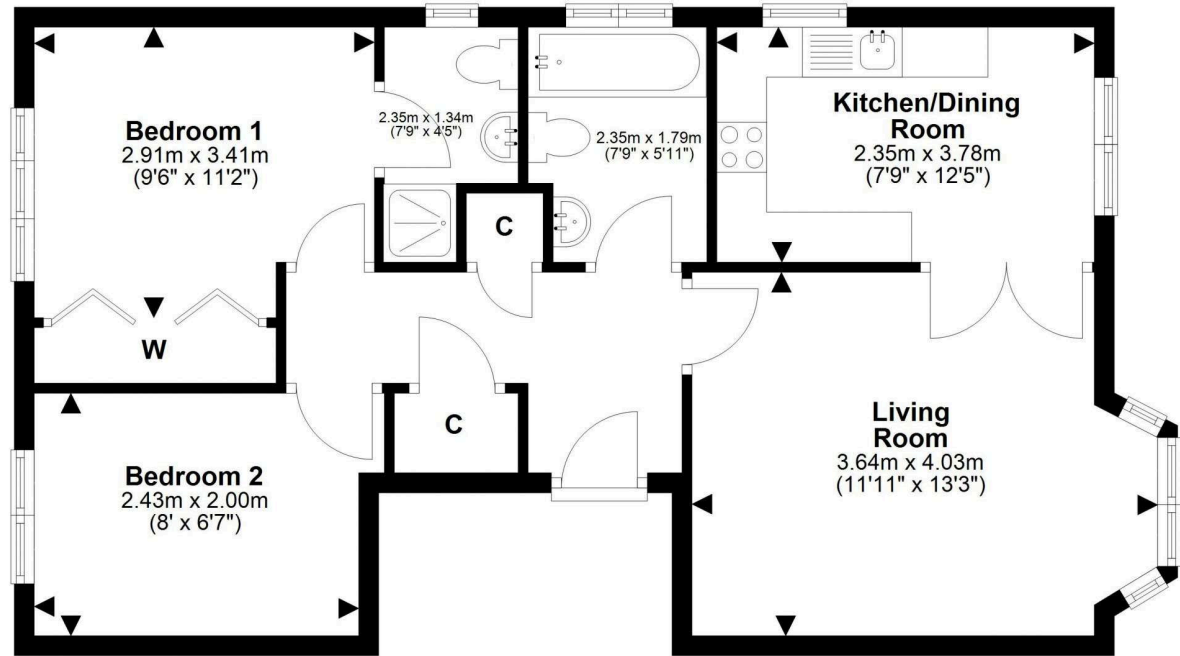
All fixtures, fittings, integrated kitchen appliances, will be included in the sale.
Additional items are available via separate negotiation.

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.

Council Tax Band E, Energy rating C

FACTOR - £200 approx every 3 months fee in place with James Gibb,(includes buildings insurance)





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.