



Solicitors & Estate Agents










Offers Over

**£350,000**

## 6/5 Smiddy Wynd

Liberton | Edinburgh | EH16 6GU

This unique, beautifully presented first floor flat forming part of a converted B Listed Victorian building boasts lovely open views and is peacefully situated within a quiet development in the popular residential area of Liberton. The property is ideally placed to take advantage of excellent local amenities and transport links and internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking Space
-  Communal Garden Grounds
-  EPC Band - B
-  Council Tax Band - F



## Description

In brief the property comprises; secure entry system, welcoming entrance hallway with useful built-in storage, fantastic sized reception room/dining room offering pleasant views and open plan to the contemporary fully fitted kitchen with breakfast bar, well proportioned principal bedroom with walk-in wardrobe and en-suite shower room, second good sized double bedroom and stylish bathroom with three-piece suite and shower over bath.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen.

## Gardens, Parking & Factors

The property is set within beautifully maintained communal garden grounds and an allocated parking space is located to the front of the development. A factoring fee is made payable to Redpath Bruce of approximately £500 per quarter for the upkeep of the communal areas. Buildings insurance is paid separately at approximately £700 for the year.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

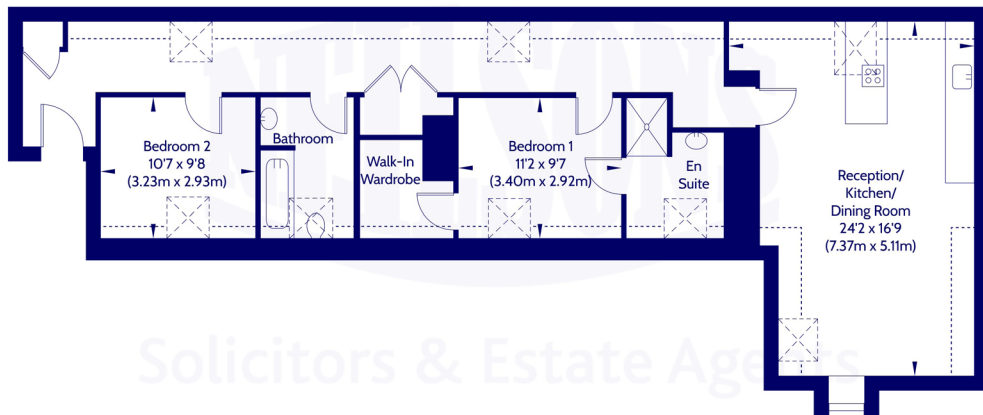
Liberton is an established and much sought after residential district to the south of Edinburgh's City Centre with ample local shops and services to provide for day to day needs. Close by, The Cameron Toll Shopping Centre offers Sainsburys and Aldi supermarkets along with a gym and a good selection of high street named stores and further shopping can be found at Straiton Retail Park which is a short drive away. Local schooling is available from nursery to secondary level with many of Edinburgh's private schools also within easy reach, as is The University of Edinburgh King's Buildings complex and the main university campus. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Royal Commonwealth Swimming Pool, Hillend Ski Centre, Gracemount Leisure Centre and many beautiful walks in the surrounding Braid and Pentland Hills, Blackford Hill and the Royal Observatory.





Approx. Gross Internal Floor Area 96 Sq M / 1030 Sq Ft.

## 2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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