



18/2 Craigend Park
LIBERTON | EDINBURGH | EH16 5XX

warners
solicitors & estate agents



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This beautifully presented ground-floor flat offers modern living in a peaceful residential estate. Decorated in neutral tones and in move-in condition, it would be perfect for first-time buyers or downsizers alike. The property comprises a welcoming hallway featuring spacious storage cupboards and a secure entry system, a bright and spacious living room with a dining area, fireplace and electric fire, a fully fitted kitchen with a gas hob, oven and fan, fridge, freezer, washing machine, dishwasher, the boiler and dining area. There are two well-proportioned bedrooms, the master with built in storage and an en-suite shower room and completing the accommodation is the bathroom with shower over the bath.

Additional benefits include gas central heating, double glazing, well-maintained communal grounds, a communal bike store, and unallocated residents' parking. A fantastic opportunity in a sought-after location—early viewing is highly recommended!

- Entrance Hall.
- Bright and spacious living room.
- Fully fitted kitchen.
- Two well-proportioned bedrooms, the master with built in storage & ensuite.
- Gas central heating & double glazing throughout.
- Quiet cul-de-sac location with residents' parking, shared gardens and bike store.

Council Tax E, Energy Rating C

Factor with James Gibb, Red Tree Magenta, 270 Glasgow Road, Glasgow. G73 1UZ. Factoring fees of approx. £300 per quarter.

All fittings and fixtures will be included in the sale.

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



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.

