



CLANCYS

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5/6 Craigend Park,

Liberton, Edinburgh, EH16 5XY



Description

An excellent opportunity has arisen to acquire this lovely 2-bedroom first floor flat, situated in a quiet, modern development in Liberton, close to a variety of amenities, good local schooling and convenient transport links. The accommodation comprises; welcoming hallway, spacious living room, separate kitchen, two good-sized double bedrooms and bathroom with shower over bath. Externally there is well-maintained shared gardens and resident's carpark. The property is fully double glazed and gas central heating. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

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. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury 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.

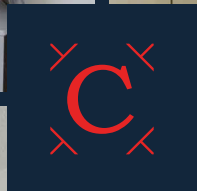
Extras

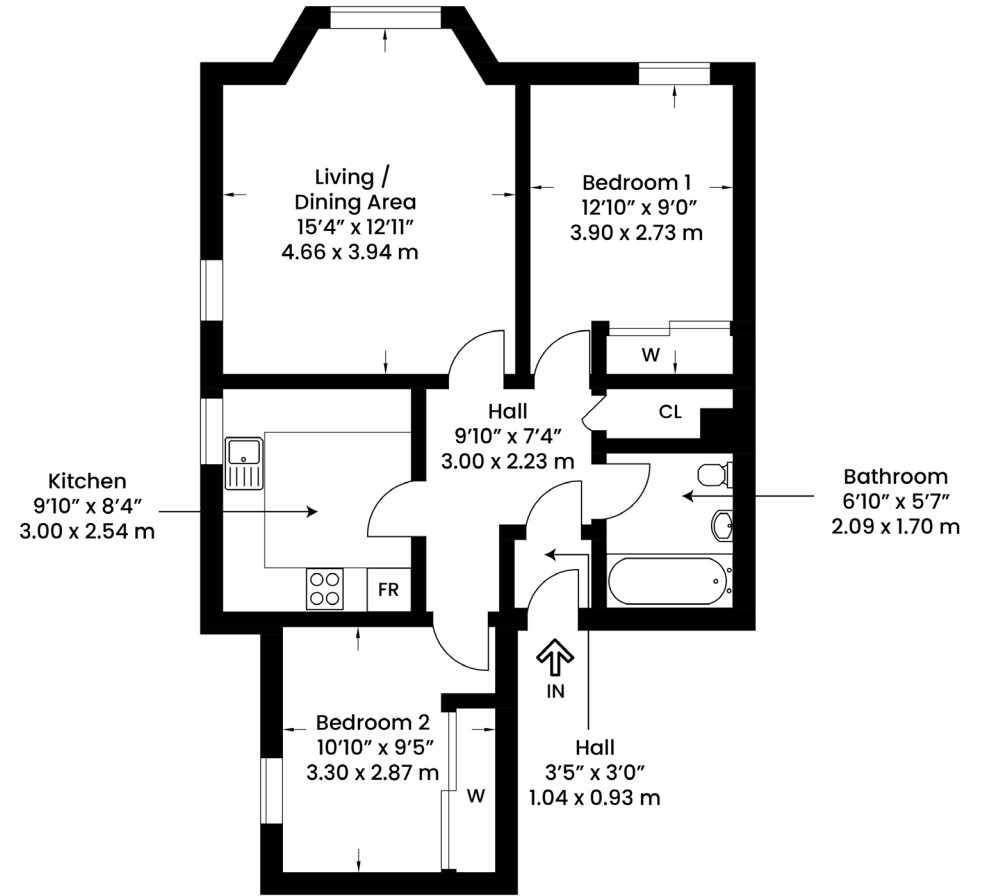
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

Features

- Entrance hall
- Lounge
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Shared gardens and resident's carpark
- EPC rating - B
- Council Tax Band - D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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