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SOLICITORS & ESTATE AGENTS



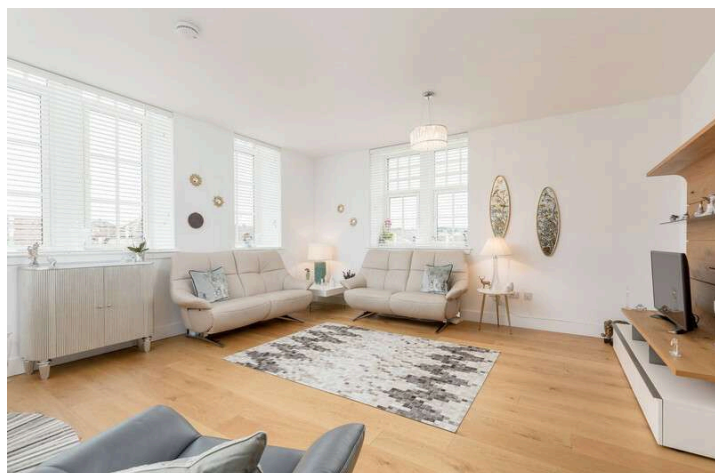
Flat 4, 1 Smiddy Wynd  
Edinburgh, EH16 6GU

Shared reception hall with secure entry system  
Hall with excellent storage & utility solutions  
Elegant open plan living room/dining room/contemporary fitted kitchen  
Principle bedroom with en-suite, Double bedroom two  
Double bedroom three and Family bathroom  
External Storage  
Shared landscaped gardens  
Private residents parking  
Gas central heating  
Double glazing  
Factored maintenance through Redpath Bruce  
EPC: B  
Council tax band: G

The subject of sale forms and elegant first floor three bedroom apartment, part of a Victorian "B" listed stone built property modernised and refurbished by the highly regarded bespoke developers "Square and Crescent". This property is superb example of a spacious contemporary three bedroom apartment with all the benefits of modern living yet retains the character and charm of the original building. The development boasts superb interior design and has been finished to the highest of standards using quality fixtures and fittings. Set amidst sweeping landscaped gardens and with private residents parking. A particular highlight is the triple aspect open plan living room, dining room and contemporary breakfasting kitchen which attracts sunlight throughout the day and affords stunning views towards the Pentland Hills and across Edinburgh's city scape. The kitchen is fully fitted with high quality base and wall mounted kitchen units which include integrated appliances including a double oven and electric hob. Gas central heating and double glazed windows afford a comfortable and ambient living environment with a high rating energy performance. This highly desirable home provides excellent accommodation ideal for a broad range of buyers. Early viewing is encouraged.

The spacious accommodation comprises: Entrance Hallway, open plan living room, dining room and breakfasting kitchen with stunning aspect. Principle Bedroom with fitted double wardrobe and beautiful en-suite. Double Bedroom 2 with open aspect. Double Bedroom 3. Family bathroom with shower over bath. Storage cupboard with modern combi-boiler. Second storage cupboard. External Storage unit offering further space.

Smiddy Wynd is a leafy and secluded development quietly located within the popular residential area of Liberton lying approximately three miles south east of Edinburgh City Centre. This highly desirable development is conveniently located for an excellent selection of local amenities which include the Cameron Toll Shopping Centre only a short distance away. Straiton Retail Park is also within close proximity and offers a variety of larger retail shops including Marks & Spencer Food Hall and a variety of high street retailers. There is also an excellent local transport service which operates to and from the city centre and to surrounding areas.. Education is catered for from primary through to senior level with a choice of good public and private schools in the area, as well as the Edinburgh University Kings Building and the Royal Infirmary. The Edinburgh city bypass is only ten minutes away by car giving commuters access to the motorway networks and Edinburgh Airport. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid.













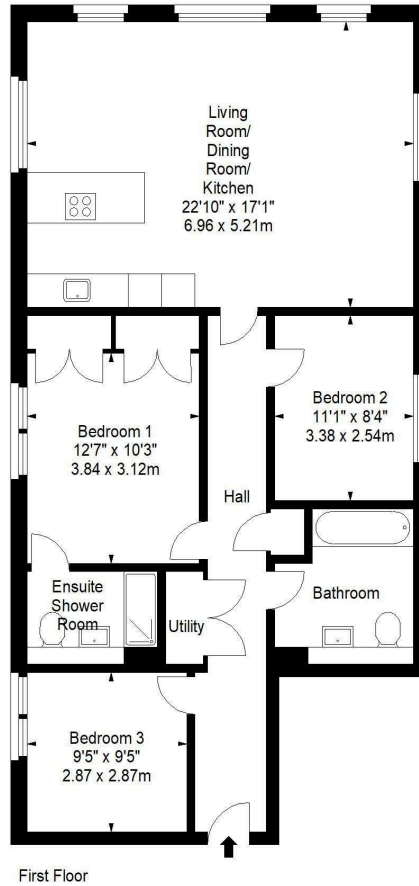




Smiddy Wynd, EH16 6GU



Approx. Gross Internal Area  
1022 Sq Ft - 94.94 Sq M  
For identification only. Not to scale.  
© SquareFoot 2022



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit  
[www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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