



Fixed Price

£250,000

21/4 Craigend Park

Liberton | Edinburgh | EH16 5XX

This spacious and beautifully presented first floor flat, situated within lovely, well maintained landscaped communal grounds, in the popular Liberton district of the city, close to a host of excellent local amenities, transport links and The Royal Infirmary of Edinburgh hospital.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
-  Communal garden grounds
-  Residents parking
-  EPC Rating - C
-  Council Tax Band - E



Description

In move-in condition the property in brief comprises; secure entry system, welcoming entrance hallway with useful built-in storage, generously proportioned and bright lounge/dining pleasantly overlooking the communal grounds, contemporary fitted kitchen/dining, light and airy principal bedroom with en-suite shower room and fitted wardrobes, second well proportioned double bedroom and stylish bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2021) and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, washing machine and fridge/freezer.

Gardens, Parking & Factors

The property is set within well maintained communal garden grounds and ample residents parking is available to the front. A factoring fee is payable to James Gibb of approximately £80 per month for the upkeep of the communal areas.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Craigend Park is a quiet and secluded modern development within the popular area of Liberton. Lying to the south of the city centre, the area has a good range of local shopping facilities at nearby Cameron Toll and there are additional shopping facilities at the nearby Straiton Retail Park and Fort Kinnaird. The City of Edinburgh Bypass is on hand linking the main Scottish motorway network system and excellent bus services serve the area linking the city centre and surrounding areas. Leisure and recreational facilities in the area include Liberton Golf Course, Gracemount Leisure and lovely walks can be enjoyed at the Hermitage of Braids and Blackford Hill nature reserve. The Royal Infirmary and the University of Edinburgh's King's Buildings are also nearby and within walking distance.

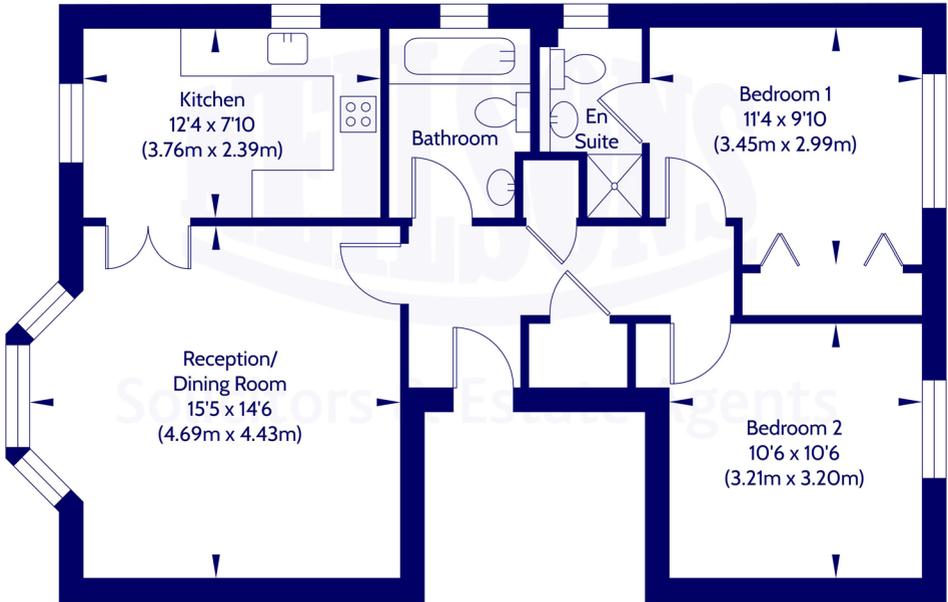


Approx. Internal Area 66.61 Sq M / 717 Sq Ft.

Not to scale. For identification only.

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First Floor



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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