



16/8 Craigend Park
Liberton, Edinburgh, EH16 5XX

CALL US ON 0131 447 4747

16/8 Craigend Park, Liberton, Edinburgh, EH16 5XX

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Generously proportioned bay windowed living room with feature fire.
- Space for table & chairs.
- Kitchen off.
- Two double bedrooms both with built in mirrored wardrobes.
- Bathroom.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds.
- Residents parking.



GENERAL DESCRIPTION

A second floor flat part of an established development in the popular and well located Liberton district of the city. The property is a close proximity to an excellent range of local amenities and a short journey from the south of Edinburgh city centre. The property is in need of modernisation and redecoration but would be an ideal purchase for a first time buyer/young couple.

FACTORING NOTE

The development is factored by Ross & Liddle at an approximate charge of £60 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND - E.
TRAIN STATION - APPROXIMATELY 2.9 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT - APPROXIMATELY 14.2 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 200 METRES.

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.

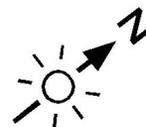
NOTE

We believe the central heating system is in working order but hot water is not.

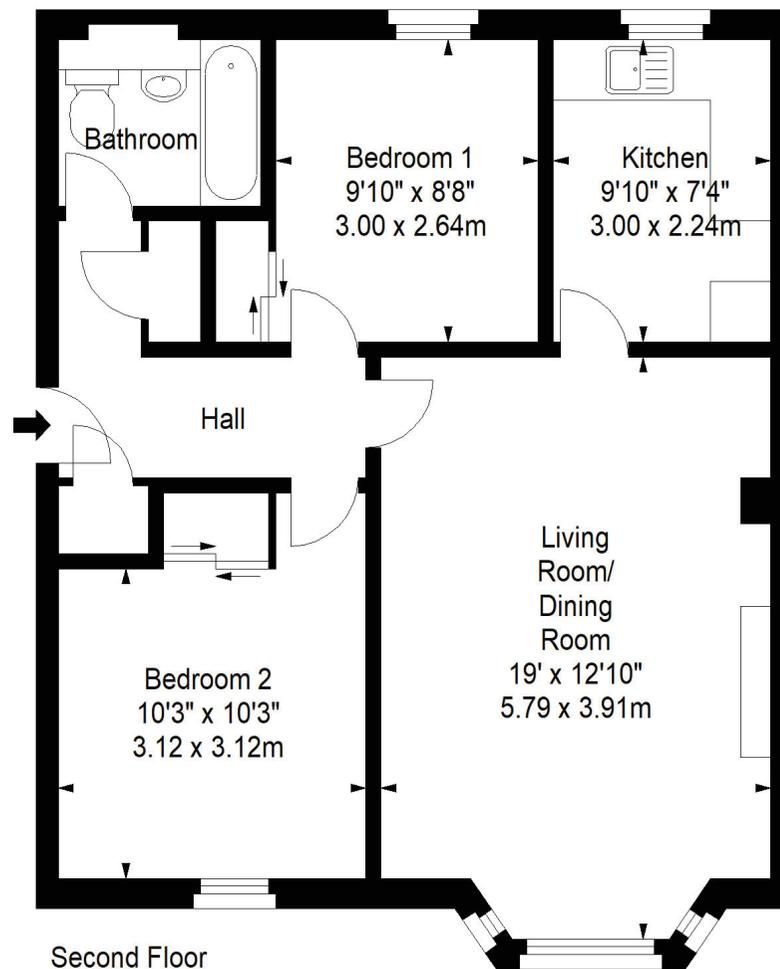
EXTRAS: THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS, HEATING, HOT WATER AND ELECTRICS.



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Edinburgh, EH16 5XX**



Approx. Gross Internal Area
674 Sq Ft - 62.61 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.