



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**3/4, CRAIGEND PARK**

Edinburgh, EH16 5XY



## ESTABLISHED DEVELOPMENT IN LIBERTON

Forming part of an established development in Liberton, this well-proportioned flat is situated on the first floor and offers two bedrooms, a spacious open-plan reception room, a kitchen, and a bathroom, with potential for cosmetic upgrades and modernisation in some rooms. Externally, the development includes shared garden grounds and private residents' parking. The flat would make an ideal purchase for first-time buyers, professionals, couples, and rental investors, and lies close to local amenities and transport links.

A secure shared stairwell leads to the flat's front door on the first floor, which opens into a hall with a large built-in storage cupboard. Following the hall along to the end, you reach a large open-plan living and dining room. Spanning a spacious footprint which allows for various configurations of lounge and dining furniture, the room is further enhanced by twin windows and benefits from direct access to the kitchen. The kitchen is fitted with a wide range of wall and base cabinets, framed by spacious worktops and splashback tiling.

Returning back through the hall, you reach two bedrooms, both presented with neutral décor and fitted carpets. The bedrooms both enjoy a southeast-facing aspects, with views of the development. Finally, the bathroom comprises a bathtub with an overhead shower, a pedestal basin, and a WC.

Externally, the development is set in spacious shared gardens and offers private residents' parking.

Extras: The property is sold as seen. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Established development in Liberton
- First-floor flat
- Secure shared stairwell
- Large living/dining room
- Bright kitchen
- Two bedrooms
- Three-piece bathroom
- Shared garden grounds
- Private residents' parking

EPC RATING:

C

COUNCIL TAX BAND:

E

## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000

## BORDERS

01890 880 008

## LEITH

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. Furthermore, the tram line is currently being extended through Leith to provide another swift connection through the city centre all the way to the airport. The school catchment area covers early years, primary, and secondary education.

