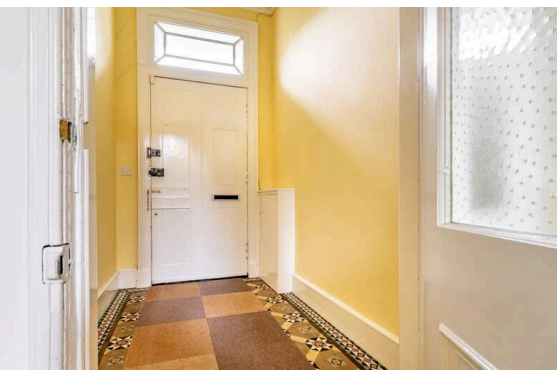


**17 Springwood Park
Edinburgh EH16 6JL**

Fixed Price £340,000

- Tiled entrance vestibule leading to hallway with large storage cupboard
- Beautiful bay window lounge featuring ornate corning, centre rose and gas fireplace with tile surround
- Breakfasting kitchen with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Two large double bedrooms with master featuring large fitted wardrobes
- Family bathroom with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Private front garden
- Residents' parking and single garage



Upper Flat

Blair Cadell are delighted to bring to market this beautiful, unique upper flat, built circa 1874. The property forms part of a quiet residential development located in the popular Liberton area of the city. Retaining some stunning original features throughout, it must be viewed.

The accommodation comprises a beautiful entrance vestibule, flooded with natural light and leading through to a large hallway with useful under stair storage. On the upper level there is a stunning bay window lounge with a window seat, and lovely original features including ornate corncicing, centre rose and gas fireplace, making it the perfect place for evening relaxation with friends and family. The breakfasting kitchen incorporates a range of floor and wall mounted units, gas hob and electric oven, a useful Edinburgh press and white goods which are included in the sale. There are two double bedrooms with the master featuring large fitted wardrobes and the second a lovely decorative fireplace. The bathroom has a three-piece suite with a shower over the bath. There is double glazing and gas central heating throughout for maximum efficiency. In addition, there is a well-kept private front garden, together with a single garage and residents' parking. *No warranties given for systems or appliances.*

Springwood Park is located to the south of the city, in a quiet part of the Liberton district. There is a frequent bus service nearby running to and from the city centre. The city bypass is a short drive away, and leads towards the airport, central belt motorway network and the South Gyle. The University of Edinburgh's King's Buildings campus is within easy walking distance, and the Royal Infirmary is only a few minutes by car. Locally there are shopping facilities in the nearby Cameron Toll, plus a Morrisons superstore and the Straiton Retail Park are only a short drive away. The area is served by primary and secondary schools, both of which are close by. Recreational facilities include Liberton Golf Club, Braid Hills public golf course, horse riding, Hillend Ski Centre, and walks on Blackford Hill and in the Pentland Country Park.

Viewing by appointment on 0131 337 1800

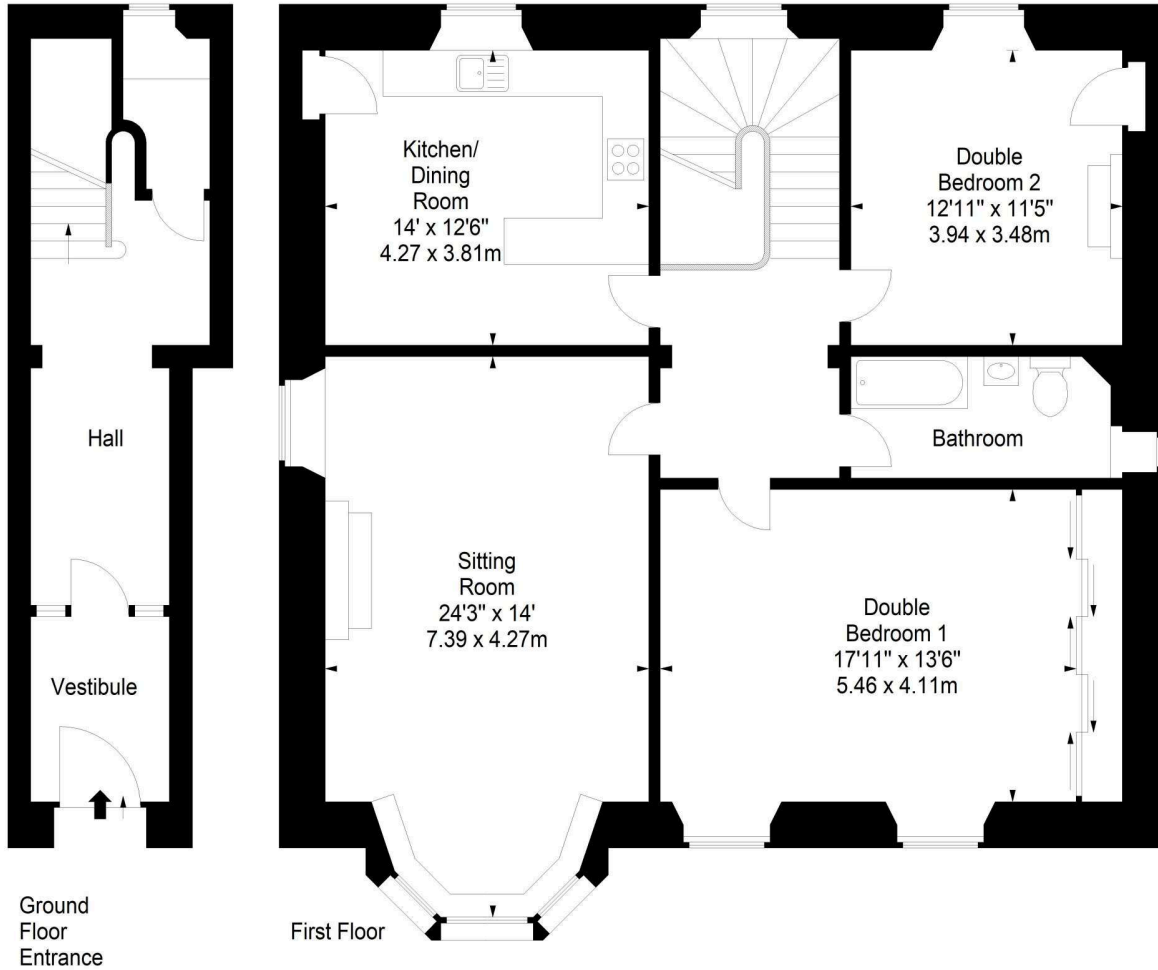




Springwood Park,
Edinburgh, EH16 6JL



Approx. Gross Internal Area
1415 Sq Ft - 131.45 Sq M
For identification only. Not to scale.
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