










Offers Over
£200,000

5/11 Craigend Park

Liberton | Edinburgh | EH16 5XY

A fantastic opportunity has arisen to acquire this superb two bedroom top floor apartment forming part of quiet and secluded modern development within well-maintained landscaped garden grounds. Conveniently positioned within the popular Liberton area of the city, the property is within easy reach of the city centre, excellent amenities and commuting links. Early viewing is highly recommended.

-  2 beds
-  1 public
-  1 bathroom
-  Communal gardens
-  Unallocated residents parking
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the property is presented in true walk-in condition comprising of; welcoming entrance hallway with useful storage provisions and access to the attic, bright and spacious lounge/diner with a bay window and beautiful views of Edinburgh Castle and Arthur's Seat, stylish fully-fitted kitchen with a range of integrated white goods and tiling in splash areas while being finished with grey units and a wooden worktop, first sizeable double bedrooms with integrated wardrobes and more gorgeous views, second double bedroom with integrated wardrobes and room for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £90 per month.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is set within lovely and well-maintained landscaped communal grounds. For the car owner, there is more than adequate unallocated residents and visitors parking available within the development.

Viewing

By appointment through Neilsons 0131 625 2222.





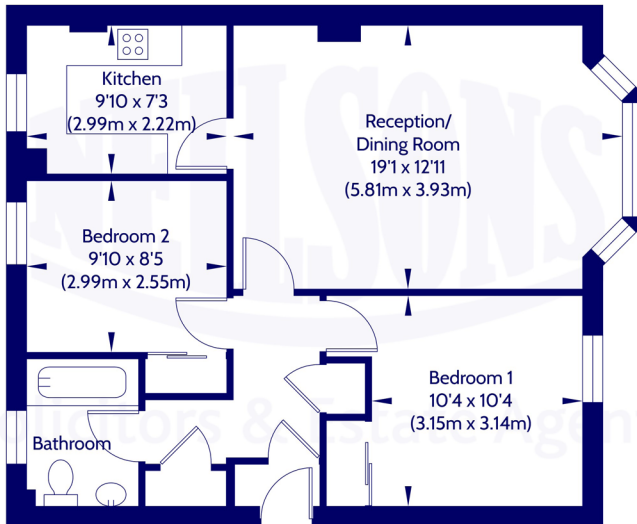
Location

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. Gross Internal Floor Area 60.98 Sq M / 656 Sq Ft.



Third Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

