



13/2 Craigend Park,  
Liberton, Edinburgh, EH16 5XX

CALL US ON 0131 447 4747

# 13/2 Craigend Park, Liberton, Edinburgh, EH16 5XX

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage.
- Generously proportioned living room/dining room with bay window.
- Feature fireplace.
- Access to balcony.
- Good sized kitchen with appliances.
- Master bedroom with built in mirrored wardrobes and ensuite shower room.
- Patio doors to balcony.
- Two further bedrooms with built in mirrored wardrobes.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds.
- Residents' parking.



## GENERAL DESCRIPTION

A ground floor flat forming part of an established development in the popular Liberton district of the city, a short journey to the south of Edinburgh City Centre. There is a range of local amenities close at hand and the property offers generous living accommodation. The property would be suitable for a range of buyers.

### FACTORING NOTE

The development is factored by Ross & Liddell at an approximate charge of £80 per calendar month. This covers the maintenance of all the common areas and also the block's buildings Insurance.

**COUNCIL TAX BAND** F  
**TRAIN STATION** APPROXIMATELY 3.1 MILES TO EDINBURGH WAVERLEY STATION.  
**AIRPORT** APPROXIMATELY 14 MILES TO EDINBURGH AIRPORT.  
**BUSES** WITHIN 300 METRES.

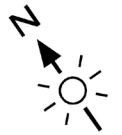
## LOCATION

The sought after Craigend Park development is quietly tucked away next to Liberton Golf Club in Liberton, a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre, including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING AUTOMATIC WASHING MACHINE, FRIDGE/FREEZER, FURTHER FREEZER AND DISHWASHER. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION. THERE WILL NO GUARANTEES FOR ANY OF THE WHITE GOODS.**



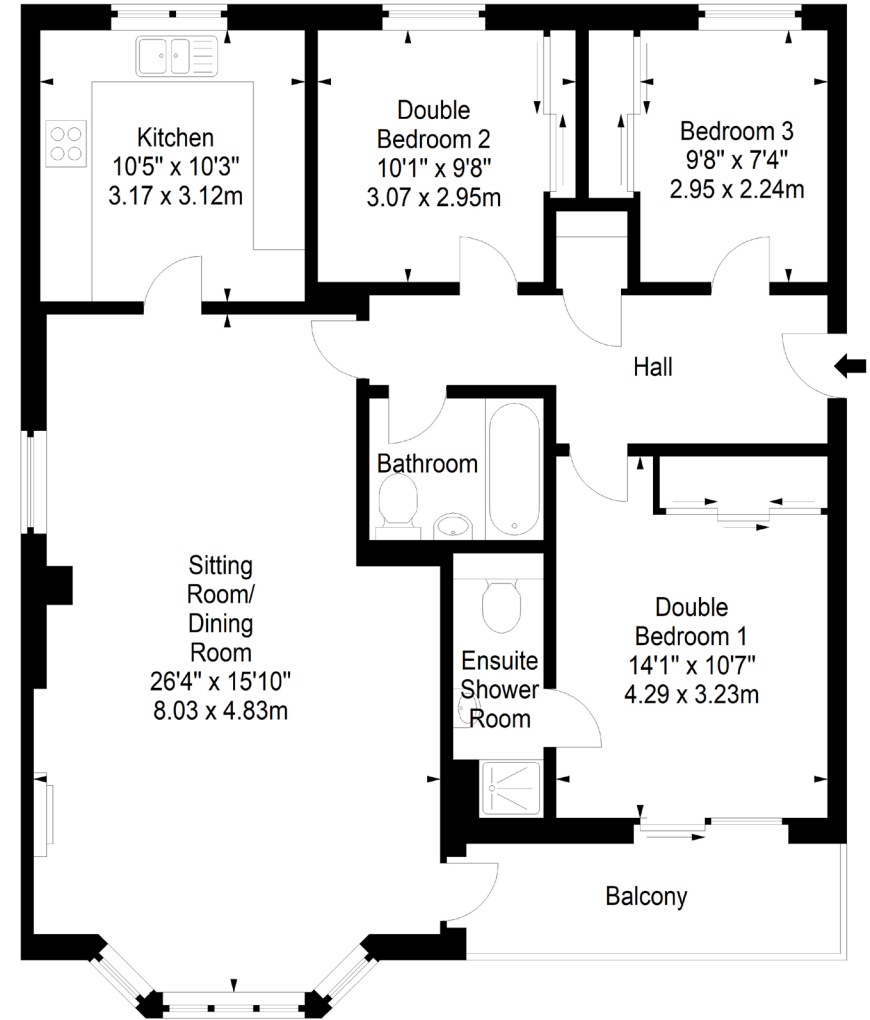
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Approx. Gross Internal Area  
1017 Sq Ft - 94.48 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



**ENERGY PERFORMANCE  
CERTIFICATE RATING C**



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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.