










Offers Over  
**£220,000**

## 1/5 Kidlaw Close

Liberton | Edinburgh | EH16 6FT

A superb opportunity has arisen to acquire this stylish two bedroom top floor flat quietly positioned within a modern and sought-after development in Liberton. Close to excellent amenities and commuting links, the property will undoubtedly appeal to a variety of purchasers including first-time buyers and professionals. Viewing suggested.

-  2 beds
-  1 public
-  2 bathroom
-  Communal gardens
-  Unallocated parking
-  EPC Band - B
-  Council Tax Band - D



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with useful storage provisions, bright and airy lounge/kitchen/diner with a range of integrated white goods, tiling in splash areas, ample room for different configurations, and lovely views, generous principal double bedroom with integrated wardrobes and space for freestanding furniture, partially-tiled ensuite shower room, second sizeable double bedroom allowing flexible use, and a partially-tiled bathroom suite.

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

Factor fees are payable of approximately £65 per calendar month.



## Extras

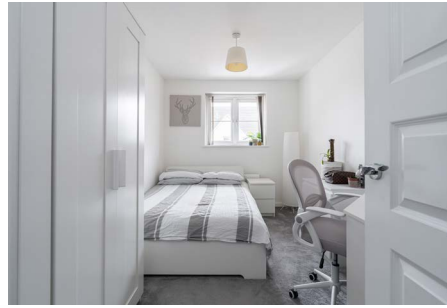
Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer and washer-dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property is surrounded by well-kept communal grounds and for the car owner, there is ample unallocated parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

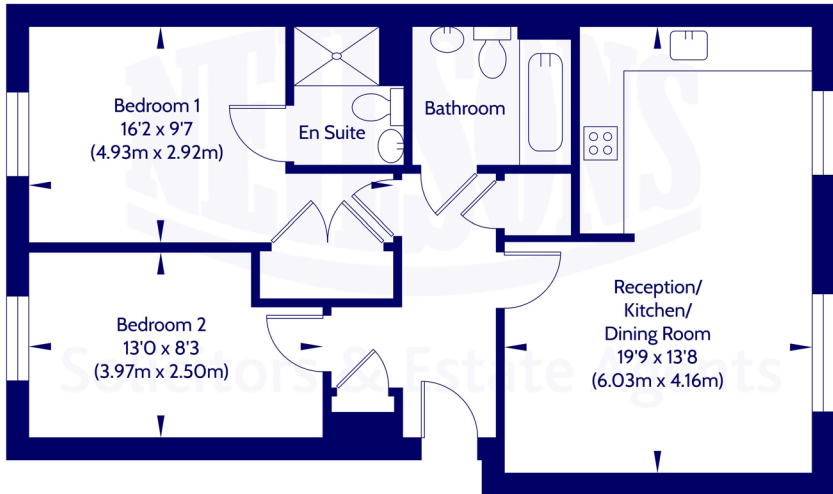
The sought-after residential district of Liberton lies approximately 4 miles to the south of Edinburgh City Centre. The property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing M&S food hall & Sainsbury's. Cameron Toll Shopping Centre is also nearby providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Gracemount Leisure Centre with Swimming Pool, Hillend Ski Centre and many beautiful walks in the surrounding Braid and Pentland Hills. The Blackford Hills and the Royal Observatory are just a short journey away and offer a variety of wildlife and nature walks and activities for all the family. Edinburgh University's Kings Buildings and the Edinburgh Royal Infirmary are within easy reach. Good schooling is within easy reach in both the state and private sectors.





Approx. Gross Internal Floor Area 60.68 Sq M / 653 Sq Ft.

### Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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