

COULTERS



16/3 CRAIGEND PARK

LIBERTON, EDINBURGH, EH16 5XX

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

16/3 Craigend Park is a stunning, immaculately presented ground floor flat, situated in the delightful leafy development at Craigend Park, situated in the popular residential area of Liberton. The property has been lovingly refurbished throughout to an impressively high standard, creating gorgeous, stylish spaces with thoughtful upgrades. The bright, beautifully presented bay windowed, dual aspect sitting room is filled with natural light offering views to the front and side of the property. The sleek, well equipped fitted kitchen is fitted with wall and base mounted high gloss cabinetry with a composite worktop. The integrated appliances comprise; 5 ring gas hob, oven, fridge/freezer, dishwasher and washing machine.

KEY FEATURES



Immaculate, lovingly upgraded ground floor flat.



Beautifully presented bedroom with fitted wardrobes.



Well maintained double grounds.



Resident's parking.



Situated in the popular residential area of Liberton.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - D





The double bedroom has a soft grey carpet with fitted wardrobes incorporating a pull-out mirror, shelving and hanging rails. The luxurious showerroom has a large walk in shower, WC and wash stand, lit overhead in combination with a Bluetooth light up wall mirror and integrated speakers. In the hall there are two good sized cupboards for additional storage. Heating and hot water is provided by gas central heating and there is double glazing.

Externally there are well maintained communal grounds and residents parking.

The factors are Ross and Liddell and the monthly factoring fee is £70 per month.



THE LOCAL AREA

Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Blackford Hill, Hermitage of Braid and Inch Park which has tennis and padel courts as well as a community sports club. Liberton Bowling Club is less than a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. There is a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside. Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away. It is ideally located for the Royal Infirmary which is less than a five minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may also be available subject to separate negotiation.

HOME REPORT VALUATION: £180,000



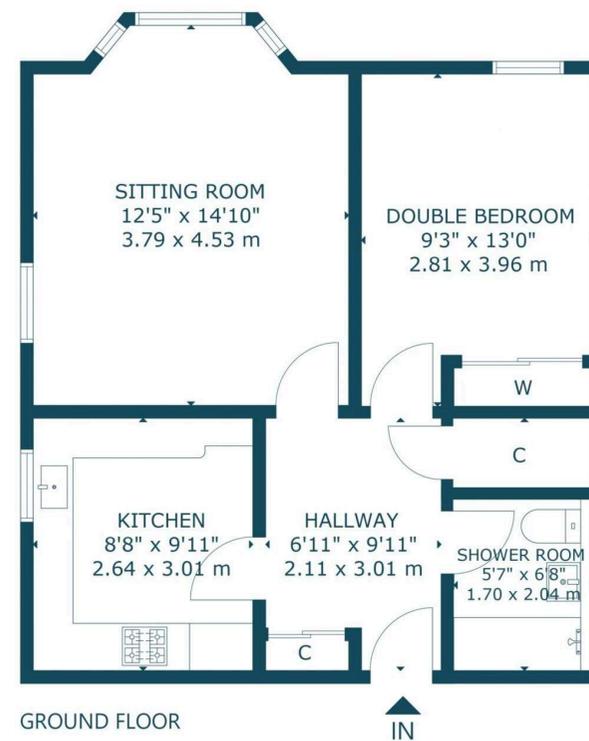
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



GROUND FLOOR

16/3 CRAIGEND PARK, LIBERTON, EDINBURGH, EH16 5XX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 509 SQ FT / 47 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.