



# Liberton, EDINBURGH

FLAT 5, 2 KIDLAW CLOSE, EDINBURGH EH16 6FT

A Light and spacious, two bedroom, second floor flat, set within a modern development. The property is beautifully presented throughout and greatly benefits from its open-plan entertaining space with far-reaching views across the city and ample on-street parking.





## DESCRIPTION

Stylish two bedroom flat quietly positioned within a modern and sought-after development in Liberton.

- Sunny Second Floor Flat in Modern Development
- Entrance Hall with Two Storage Cupboards
- Fully-integrated open-plan Kitchen/Dining/Living Room
- Principal Bedroom with en-suite Shower Room and Fitted Wardrobes
- Second Double Bedroom
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Ample unallocated parking
- Residents Cycle Storage
- Surrounded by well-kept communal grounds
- Close to excellent amenities and commuting links
- Will appeal to a variety of purchasers including first-time buyers and professionals

## LOCATION

LIBERTON

The property is set on a quiet residential street just off Liberton Gardens lying approximately 4 miles to the south of the city centre. The location is a very green and leafy area, with ample green spaces nearby including St Katherine's Park, Liberton Public Park and the lovely open parklands of the Hermitage of Braid and Blackford Hills offering many beautiful nature walks and a variety of wildlife.

It is no surprise that the area is popular with people who enjoy living in the city but also enjoy easy access to open spaces. The property is also well served by conveniently placed and excellent local shops and a variety of local amenities and is only a short distance from both the Cameron Toll Shopping Centre, with a good selection of cafes, shops and supermarkets and further to the south Straiton Retail Park with homewares and large superstores. Local sports facilities are close by with Gracemount Leisure Centre (with swimming pool), Hillend Dry Ski-Slope a short commute away and for the keen golfer Liberton, Craigmillar Park and Braid Hills Golf Clubs are both in the locale. There is easy access to the Royal Infirmary and Liberton Hospital and The University of Edinburgh King's Buildings. Good schooling is also within easy reach in both the state and private sectors. 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 to the main Scottish motorway network.

## EXTRAS

Light fittings, curtains, blinds, integrated oven and hob, fridge freezer, washing machine and floor coverings are included in the sale.

## COUNCIL TAX BAND

Band E

## VIEWINGS

By Appointment with Agents. Tel: 0131 467 7550





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 62.6 SQ M / 673 SQ FT

KIDLAW CLOSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA - 62.6 SQ M / 673 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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