



5/1 Craigend Park

Liberton, Edinburgh, EH16 5XY

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Brought to market in true walk-in condition, this two-bedroom ground-floor flat is a beautiful residence that has fresh decoration and new flooring. It also forms part of a sought-after development with a leafy green setting by the local golf course in popular Liberton. The home offers bright and spacious rooms, which enjoy modern styling well-suited to new buyers. It benefits from a well-appointed kitchen (installed roughly 4 years ago) and two bathrooms (installed approximately two years ago). Ideal for commuting professionals, downsizers, young families, and first-time purchasers alike, this lovely property is sure to be in high demand.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.

Factor: the development is factored by Ross and Liddell for the approximate fee of £55 per month. This cost includes the upkeep of communal areas and the garden grounds, and block buildings insurance.

Features

- Ground-floor flat in walk-in condition
- Part of a sought-after development
- Leafy green setting in popular Liberton
- Welcoming hall with built-in storage
- Spacious, dual-aspect living/dining room
- Modern, well-appointed kitchen
- Two double bedrooms with built-in wardrobes
- Modern en-suite shower room
- Family bathroom with an overhead shower
- Well-maintained communal garden grounds
- Ample residents' parking
- Gas central heating and double glazing
- EPC Rating - C





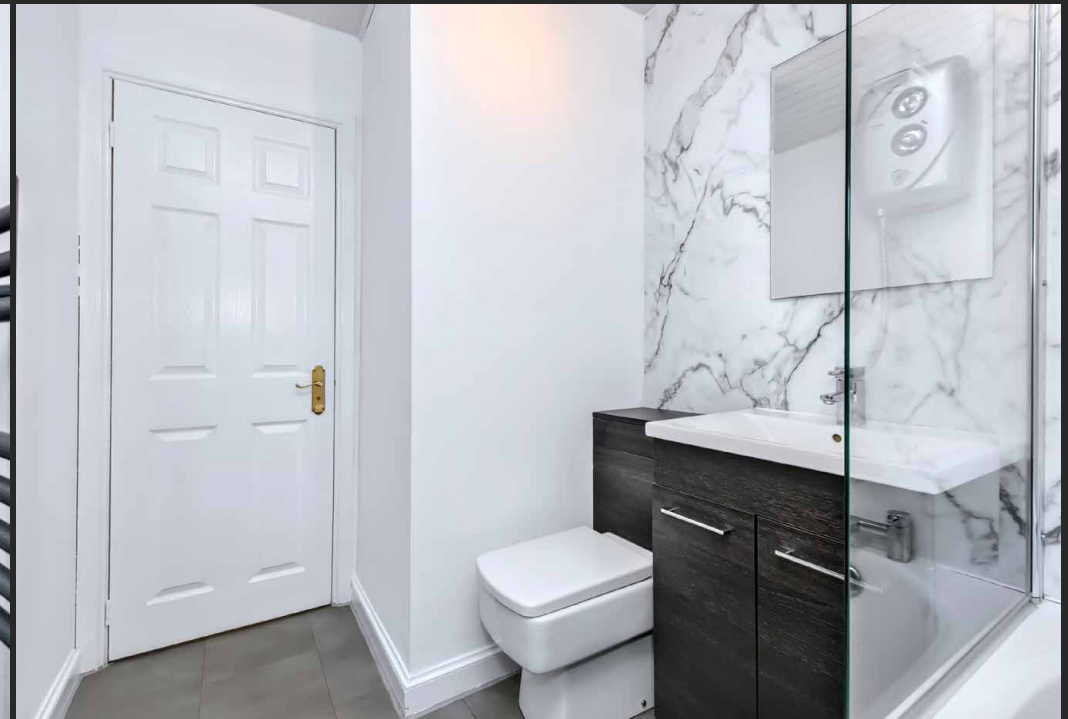
“The home offers bright and spacious rooms, which enjoy modern styling well-suited to new buyers.”







“Family bathroom with an overhead shower and a modern en-suite shower room.”

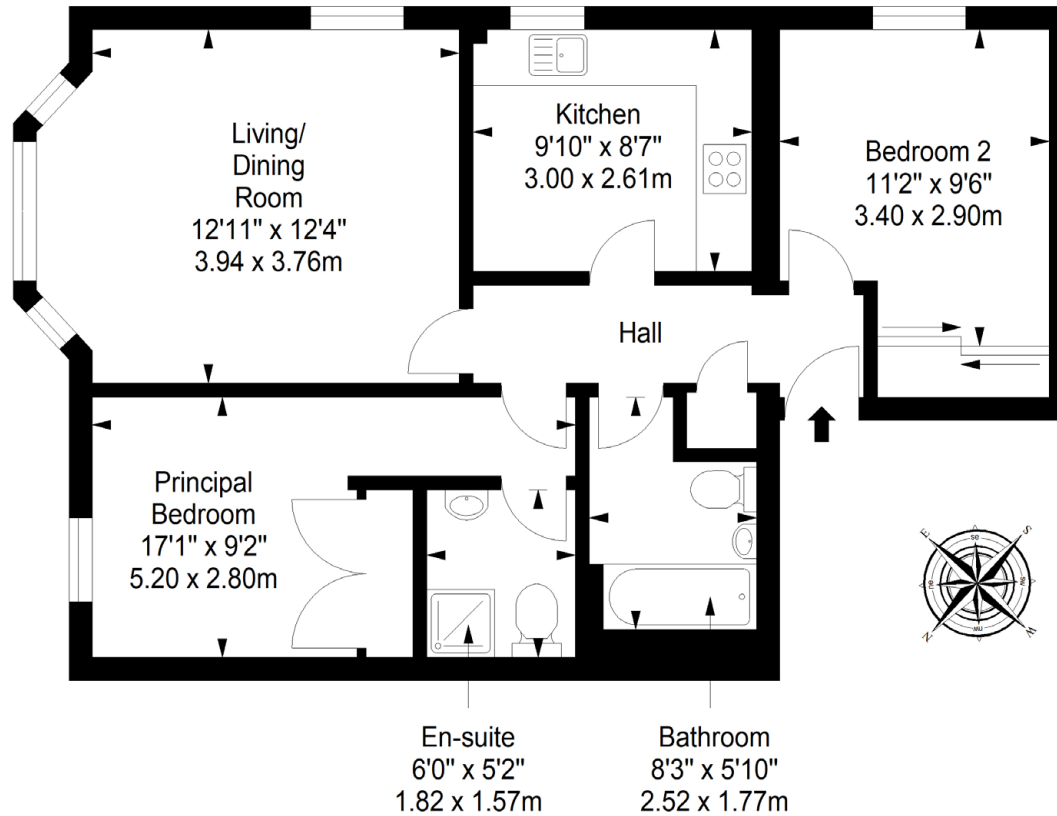




Floorplan

Ground Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



Total area: approx. 61.5 sq. metres (662.0 sq. feet)

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