

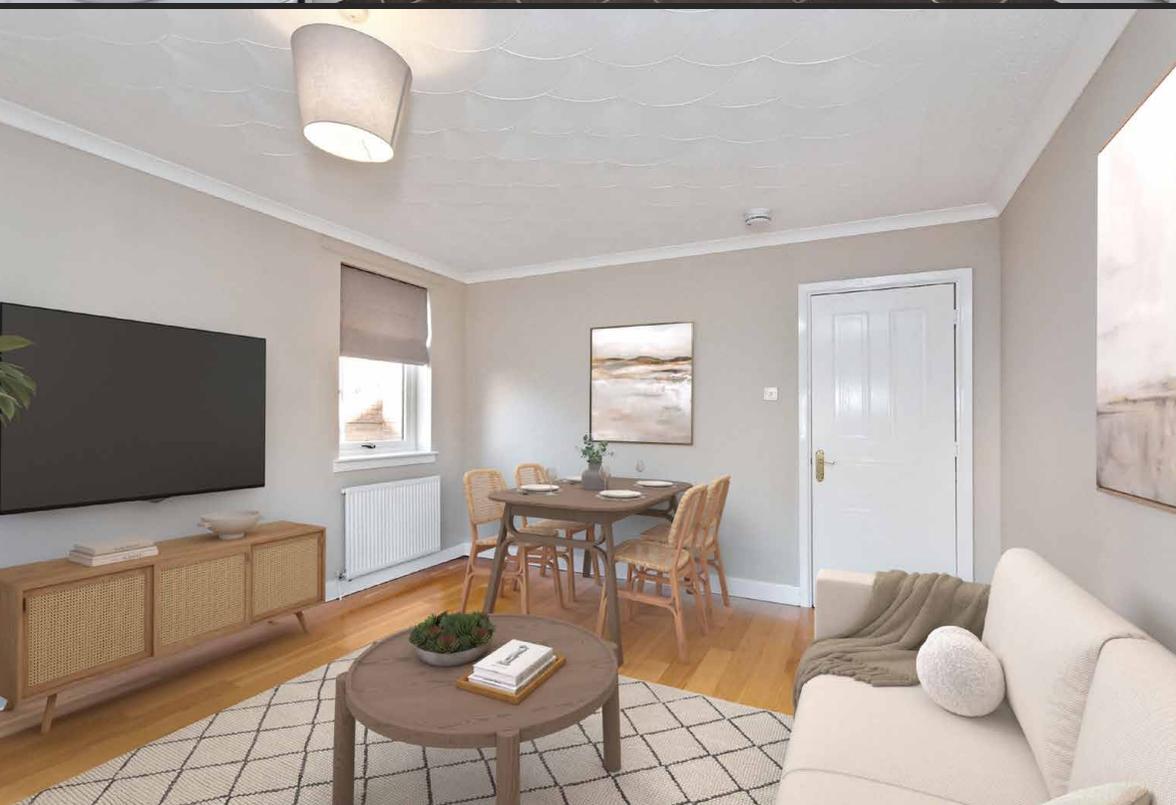


## 5/1 Craigend Park

Liberton, Edinburgh, EH16 5XY

*We sell homes, not just houses*





*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.*

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## 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





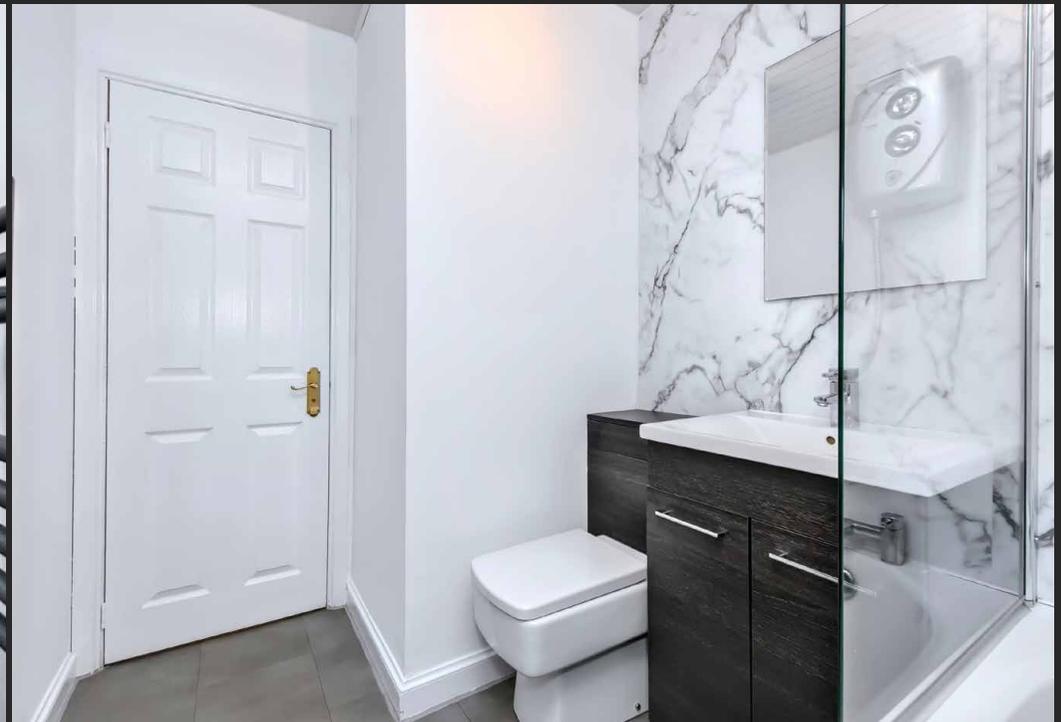
“The home offers bright and spacious rooms, which enjoy modern styling well-suited to new buyers.”







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

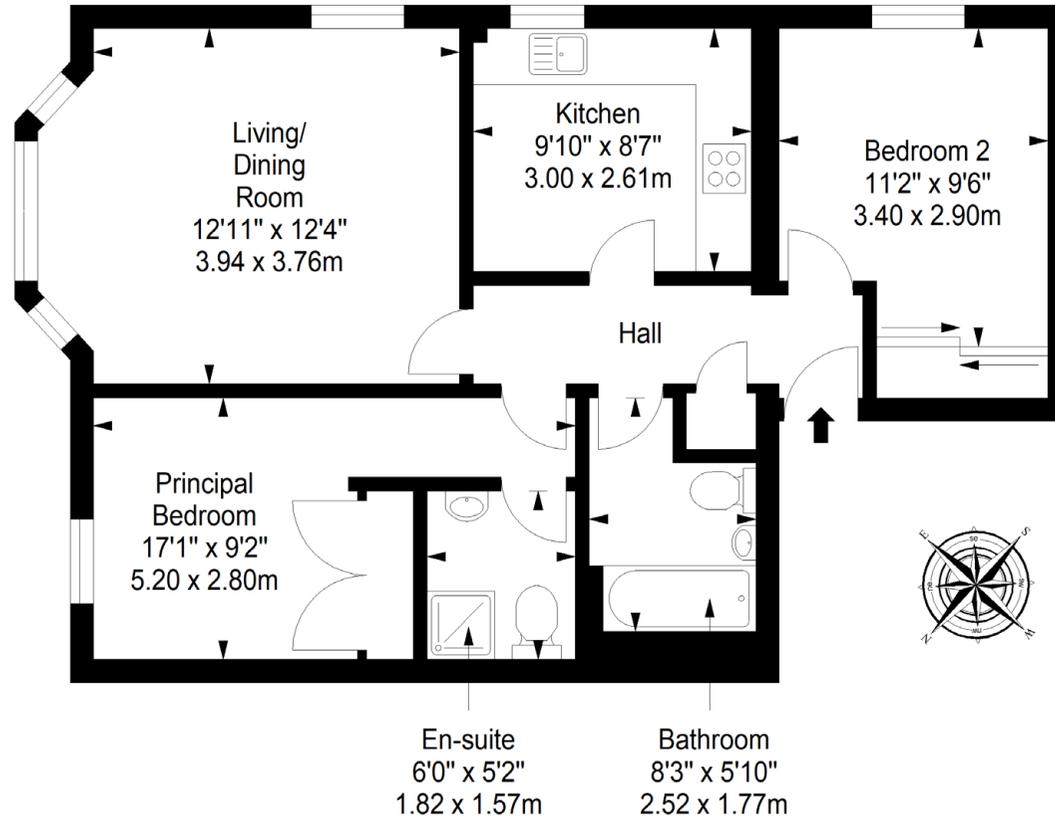




# Floorplan

## 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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**DISCLAIMER**  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.