



12/8 Craigend Park
LIBERTON | EDINBURGH | EH16 5XX


warners
solicitors & estate agents



12/8 Craigend Park

LIBERTON | EDINBURGH | EH16 5XX

Superbly presented two bed second floor apartment occupying a prime, tucked away position with lovely views, forming part of an exclusive development within easy reach of good transport links and amenities.

Viewing is essential to appreciate the great features of this property, which boasts pleasant leafy outlooks and views across to Arthur's Seat. There's more than ample floor space in the public room for relaxation, dining and entertaining. Since 2019, the current owners have significantly upgraded the flat to include replacement double glazed windows and the refurbishment of both the kitchen and the bathroom. All modern comforts are on offer here and the property is ready to move into. The factors ensure the upkeep of the communal areas, which include manicured lawns and mature planted borders, and there are plenty of parking spaces for use by the residents and visitors.

- Bay window living/dining room
- Stylish fitted kitchen
- Two double bedrooms, each with mirrored wardrobe
- Modern bathroom
- Hallway with storage boxroom
- Gas central heating
- Double glazing
- Security entryphone system
- Beautifully kept communal gardens
- Residents parking

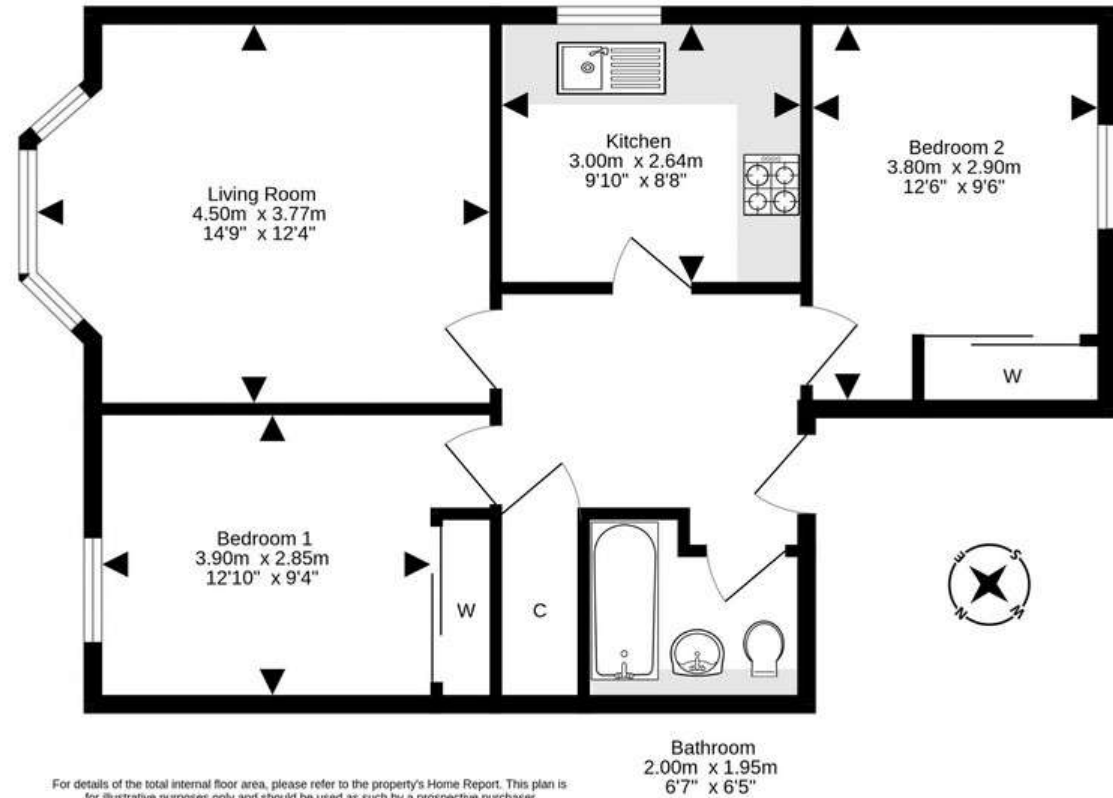
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, white goods and the bed frame will be included in the sale. EPC Rating C.

The sought after Craigend Park development is quietly tucked away next to Liberton Golf Club in Liberton, a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre, including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024