

11/5 Kenilworth Drive

EDINBURGH, EH16 6DB



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**

*Highly desirable two bed top floor flat, well situated
within the Liberton area of Edinburgh*



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An excellent opportunity has arisen to acquire this highly desirable 2 bed top floor flat, well situated within the Liberton area of Edinburgh providing superb views across the city.

THE LIVING ROOM



Internally, the flat is in walk-in condition, briefly comprising of;

A large living space with plenty of area for a full living room set, dining room table and that much needed working from home setup.

THE KITCHEN



Moving through the living room you find the kitchen, again, showing off those city views. Within, you will find integrated gas hob, fan oven and plenty of cupboard and work surfaces. The room itself provides a good amount of floor space if you do wish to redesign the units.

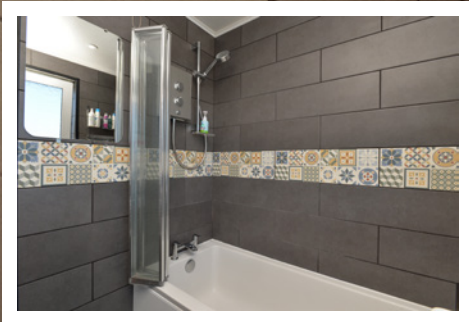




There are two genuine double bedrooms, both with ample space for free standing storage units. The master bedroom looks out across the city, with Arthurs Seat providing a stunning horizon.

The modern, three piece bathroom suite stands just down the hall from both bedrooms.

THE BATHROOM



BEDROOM 1



BEDROOM 2



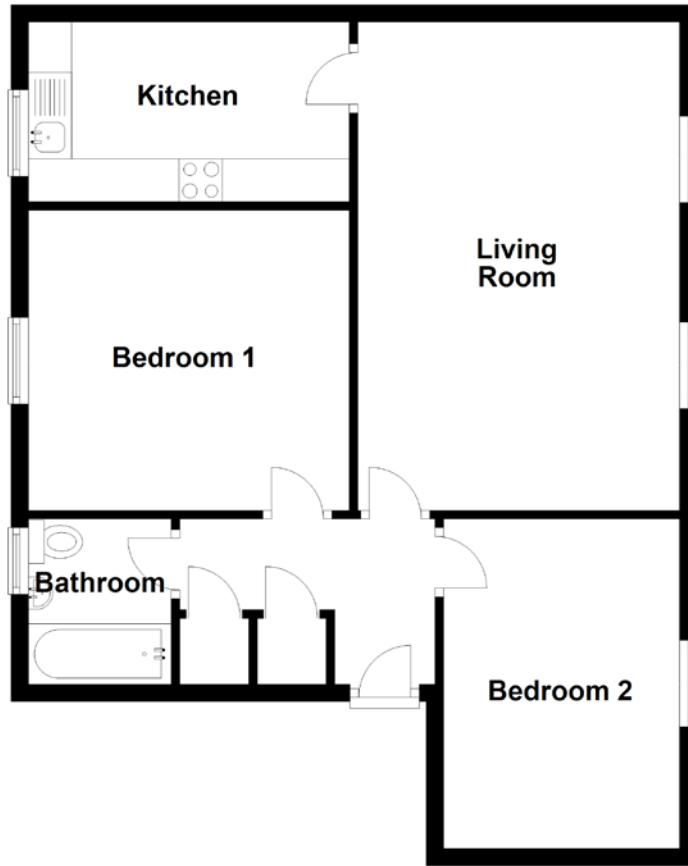
In addition to this, the property includes parking and a private section of a large garden.

Early viewings are essential as this will not be around for long in the current market.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	5.65m (18'6") x 3.72m (12'2")
Kitchen	3.71m (12'2") x 2.08m (6'10")
Bedroom 1	3.71m (12'2") x 3.42m (11'3")
Bedroom 2	3.81m (12'6") x 2.73m (8'11")

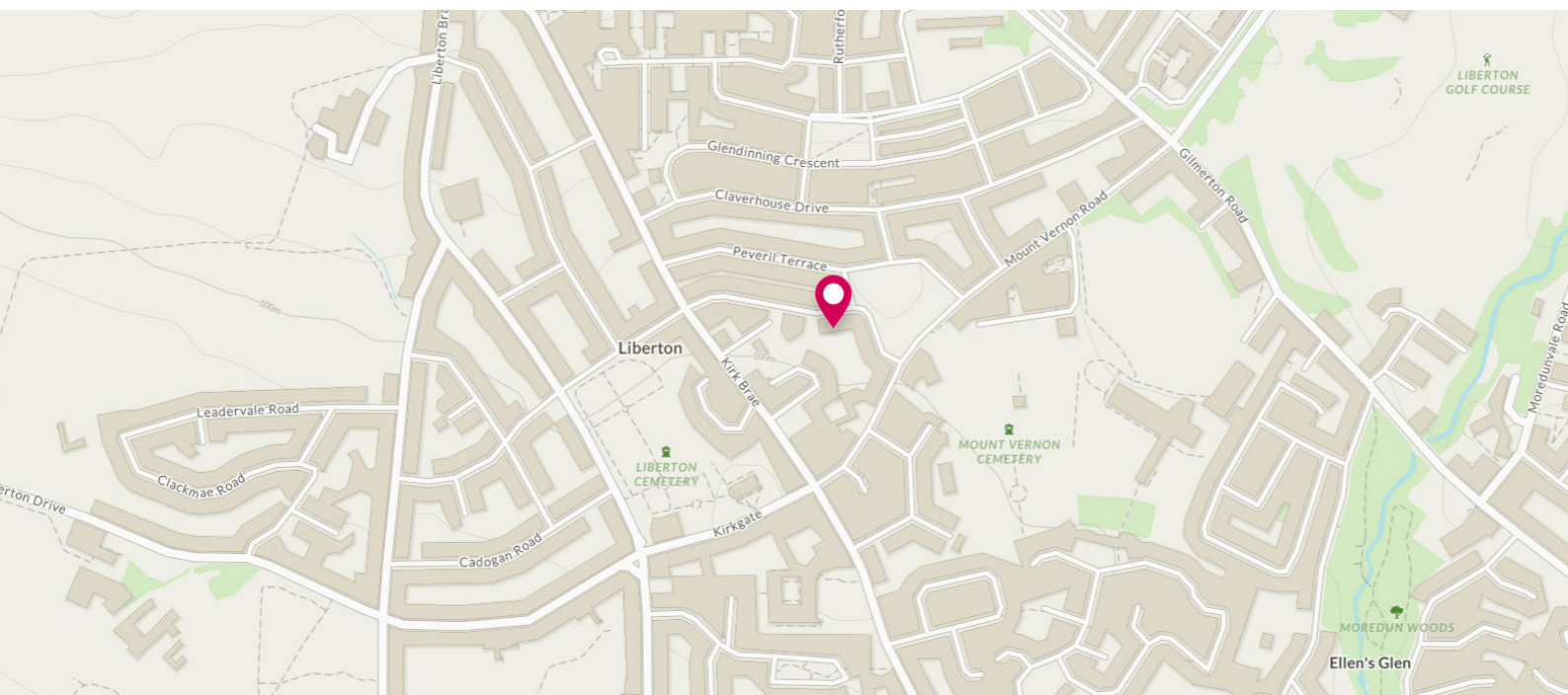
Bathroom

1.91m (6'3") x 1.65m (5'5")

Buyer's Premium Value: £3600.00

Gross internal floor area (m²): 63m²

EPC Rating: B



THE LOCATION

Liberton is a sought after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.

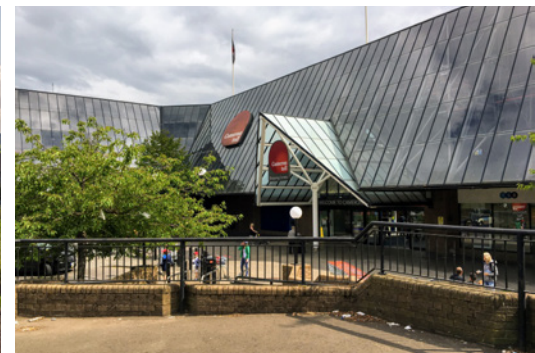




There are nurseries, primary and secondary schools within easy access and of course the many independent schools which are easily accessible by bus. The Kings Buildings Campus of Edinburgh University is within walking distance.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. This is the right side of town for easy access for the New Edinburgh Royal Infirmary which is located at Little France just a short car journey away.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills.



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