

15/10 Craigend Park

LIBERTON, EDINBURGH, EH16 5XX



*BRIGHT AND SPACIOUS TOP-FLOOR FLAT SET WITHIN A
MODERN DEVELOPMENT WITH SHARED RESIDENT PARKING*



0131 524 9797

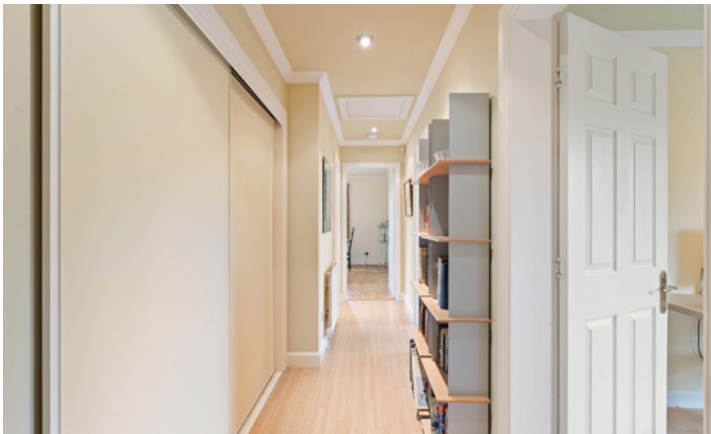


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McEwan Fraser Legal is delighted to present this spacious top-floor two-bedroom flat, set within a well-maintained modern development and offering excellent natural light throughout. The property is accessed via a secure communal entrance, surrounded by landscaped grounds and shared resident parking, creating a welcoming first impression.

Internally, the apartment opens into a bright and well-kept entrance hall, complete with excellent storage and a clean, neutral décor that flows seamlessly throughout the home. The heart of the property is the impressive open-plan living and dining area. This expansive space is flooded with natural light from large windows, creating a bright and inviting atmosphere. There is ample room for both a comfortable lounge setup and a full dining suite, making it ideal for modern living and entertaining.

The Property







The kitchen is well-positioned off the main living space and offers a practical layout with generous cabinetry and worktop space, perfectly suited for everyday use.





The property further benefits from two well-proportioned bedrooms, each offering ample space for free-standing furniture. The contemporary bathroom is finished to a high standard and features a sleek design with a walk-in shower enclosure.





Bedroom 2

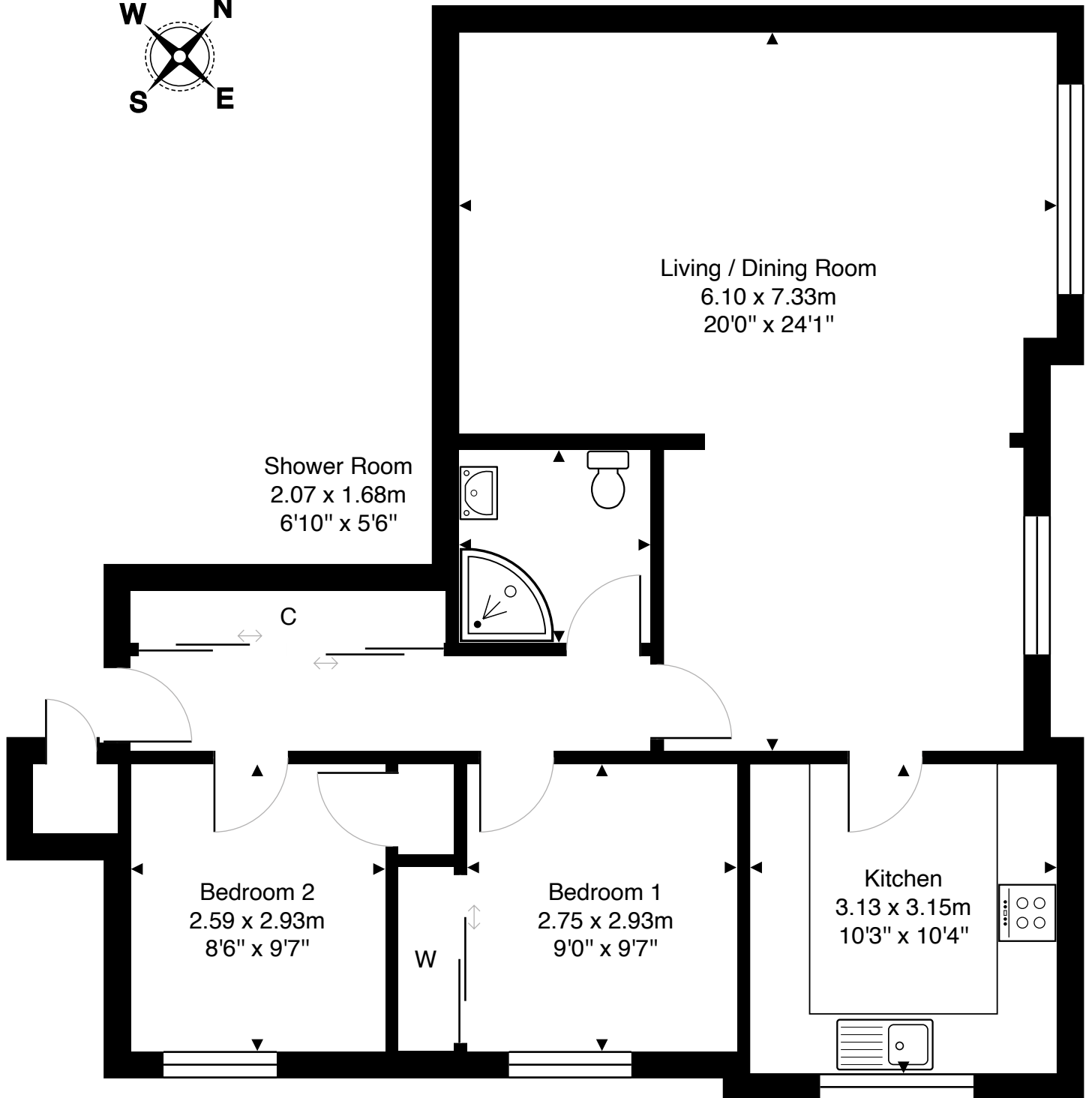






Additional benefits include excellent storage, quality flooring throughout, and move-in condition, making this an ideal purchase for first-time buyers, downsizers, or investors seeking a well-presented home in a desirable setting.





Gross internal floor area (m²): 76m²

EPC Rating: C

Floor Plan

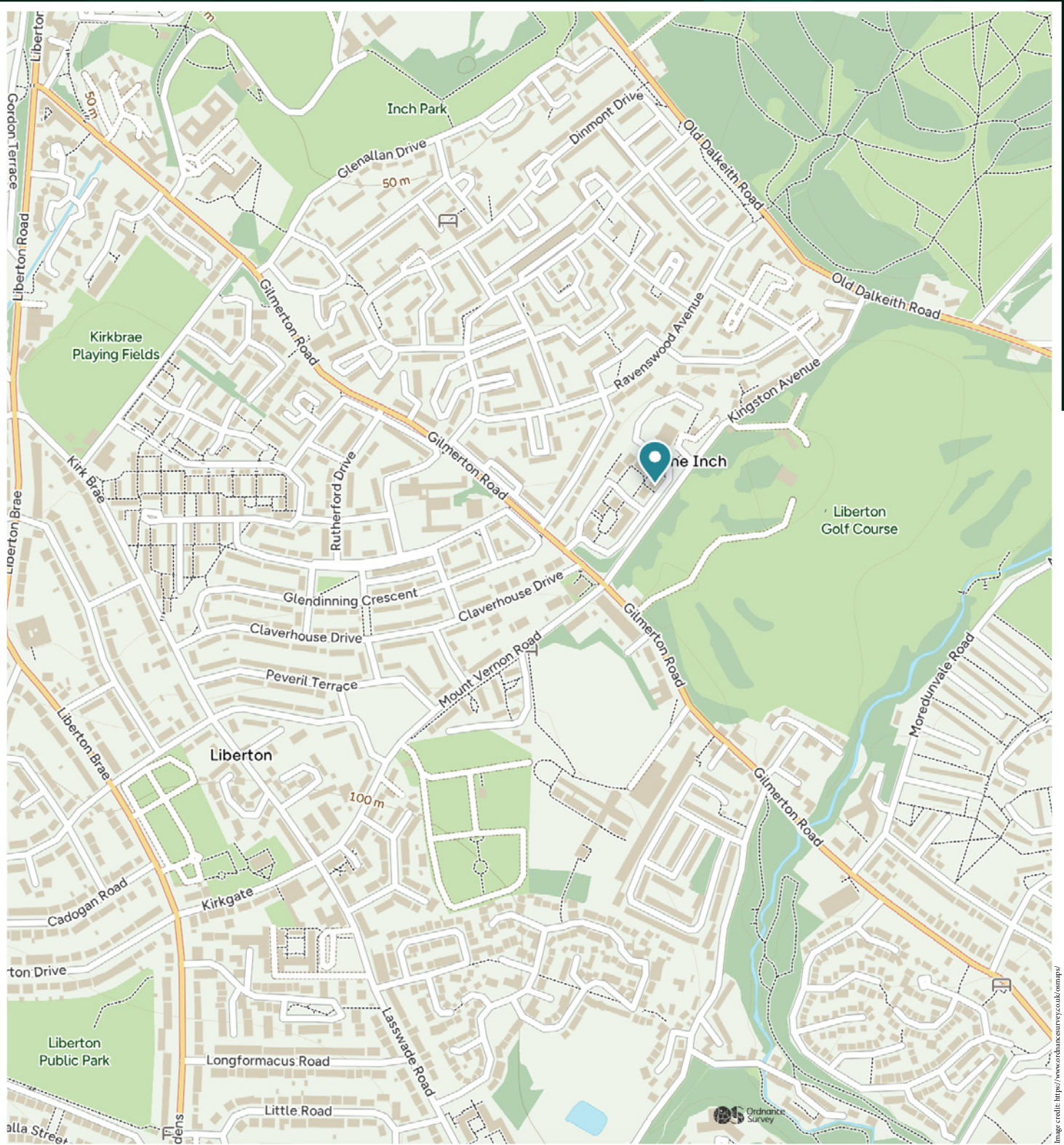




Liberton is a sought-after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores, are a short car journey away. There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The King's Buildings campus of Edinburgh University is within walking distance.

The Edinburgh Royal Infirmary is located at Little France just a short car journey away. 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 bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

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. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



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Exchange
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THE SUNDAY TIMES
THE TIMES



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