

ALLINGHAM&CO

traditional values | modern practice

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espc

19/1 Craigend Park, EDINBURGH, EH16 5XX
1 RECEPTION | 1 BEDROOM | 2 BATHROOMS | EPC: C

This attractively presented ground floor flat forms part of a modern residential estate located in a quiet cul-de-sac in Liberton. Decorated in modern tones it is in 'move-in' condition and would be ideal for the first time buyer.

Liberton is a well-established residential area with excellent local amenities including a range of local shops as well as more extensive shopping at Cameron Toll Shopping Centre.

The Development is set within well maintained and attractive grounds and is close to Liberton Golf Club and some lovely walks in the Braid Hills. The property is particularly convenient for the new Royal Infirmary Campus.

A range of regular buses provides access to the City Centre and there is easy access to the City Bypass and the country's motorway networks.

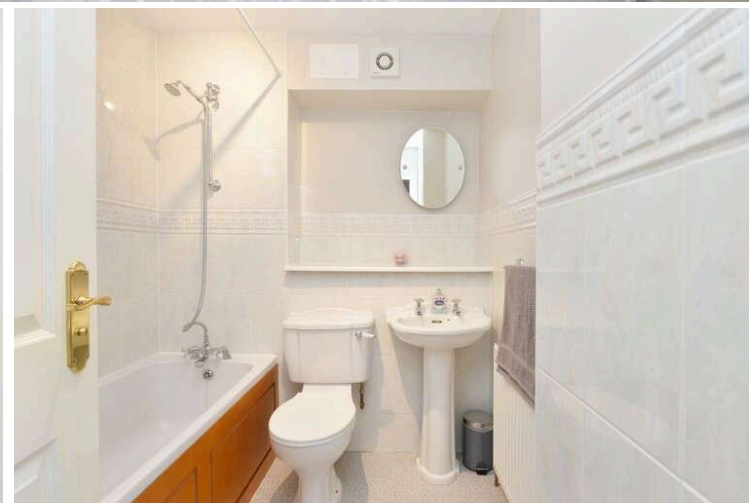
Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Hall with wooden flooring and a large storage cupboard

Spacious south-facing lounge with wooden flooring and double doors leading through to the kitchen

Breakfasting Kitchen with tiled floor, fitted with a range of wall and base units, stainless steel sink, electric oven and extractor, gas hob, microwave and fridge/freezer

Double bedroom with neutral carpet, large fitted wardrobes and ensuite shower room

Bathroom with white 3 piece suite and shower over the bath

Gas Central Heating and Double Glazing throughout

Well maintained communal grounds and communal bike store

Unallocated Residents Parking

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ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
52.5m²