



Flat 5, 2 Kidlaw Close, Edinburgh, EH16 6FT

Beautifully Presented Two-Bedroom, Second-Floor Apartment

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Property Description

Light and beautifully presented, modern two-bedroom, second-floor (top) apartment, part of a modern residential development. Situated in a desirable cul-de-sac in the popular Liberton area, to the south of Edinburgh city centre,

Comprises an entrance hallway, open plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Highlights include a chic, fully integrated kitchen, modern bathroom suites, fibre broadband, and leafy open views. Ready-to-move-in, there is also contemporary flooring, gas central heating, double glazing and good storage.

The development also provides landscaped grounds, a shared bike store, a secured entry system, and ample unrestricted residential parking.

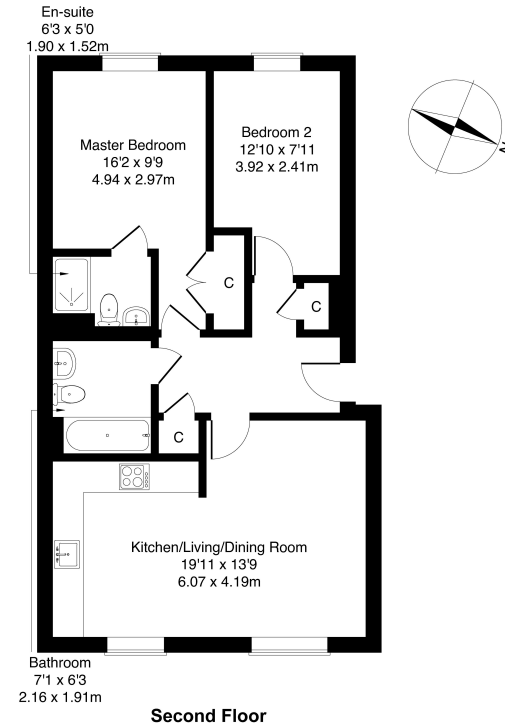
A welcoming entrance hallway leads into the property, finished with carpeted flooring flowing through to the open-plan living room and kitchen. The living area is complete with matching carpeting, light and tasteful décor, and a large window allowing plenty of natural light to fill the space. The kitchen benefits from contemporary flooring, modern worktops and splashback, a stainless steel sink with drainer, and an integrated oven and gas hob with canopy extractor above, along with a washing machine and fridge/freezer.

Both bedrooms one and two are finished in light tones with tasteful décor, while bedroom one further benefits from mirrored wardrobes and an en-suite shower room comprising a three-piece suite with an electric shower cubicle. Completing the property is a well-presented three-piece bathroom suite featuring a bath.



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Approximate Gross Internal Area: (656 sq ft - 61 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Liberton is a well-established residential area located to the south of Edinburgh city centre, offering a wide range of family-friendly housing. Local shopping is readily available, including a Morrisons supermarket on Gilmerton Road, with further extensive retail options at Cameron Toll Shopping Centre, Straiton Retail Park, and Fort Kinnaird. The area features several public parks, with larger green spaces such as the Braid Hills, Pentland Hills, and Liberton Golf Course providing

excellent opportunities for outdoor recreation. Liberton is ideally placed for access to the Royal Infirmary of Edinburgh and Edinburgh University, particularly the King's Buildings campus. Education is well-served in the area, with a good selection of nurseries, primary, and secondary schools. Public transport links are strong, with frequent bus services running from Gilmerton Road and nearby Kirk Brae, providing straightforward connections to the city centre and beyond.





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