2 (flat 5) Kidlaw Close, Liberton, Edinburgh, EH16 6FT

Connor Malcolm



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Description
Quietly set in a modern, manicured development, moments from the vast open green spaces of The Braids and excellent amenities is this dual-facing 2 bed second floor apartment. This well-appointed property is offered to the market in good order with modern comforts throughout and would make an ideal home for a wide variety of buyers in a tranquil, yet well-connected location.

Features
- Modern interiors throughout
- Welcome reception hallway
- Sociable open plan layout, perfect for relaxing, entertaining & dining with kitchen featuring integrated appliances
- Spacious double bedroom with fitted wardrobe and en-suite shower
- Second double bedroom
- Principal bathroom
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Well-tended communal grounds
- Ample residents' parking and shared bike store





Extras
The fitted carpets, oven, hob, washing machine and fridge/freezer are included.

Factor
The development is factored by Trinity Factors for approx. £80.00 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

EPC Rating: C

Location

Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Liberton Public Park, Blackford Hill and Hermitage of Braid. Liberton Bowling Club is little over a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. There is a nearby Post Office and a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside. Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away. It is ideally located for the Royal Infirmary which is less than a five minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away.

Price and Viewing

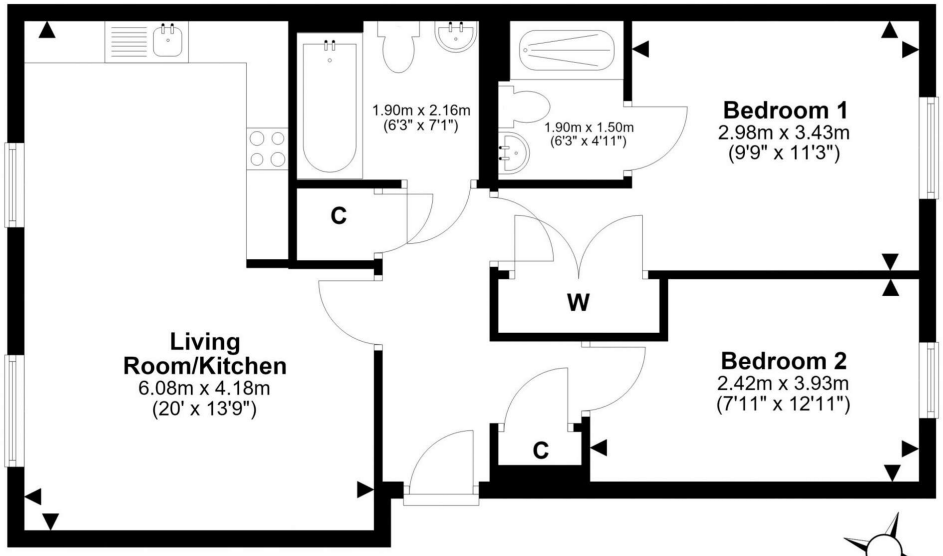
For price and viewing information or further details on this property please contact us on 0131 557 3188.



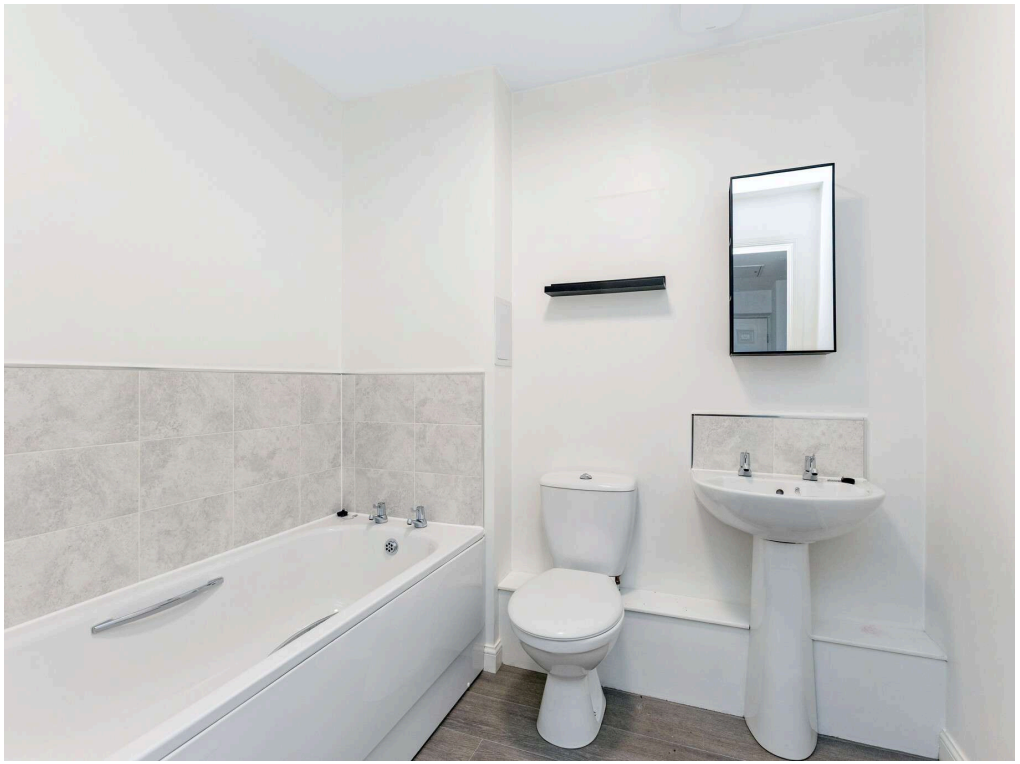








This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.







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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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