



lindsays

6/5 Smiddy Wynd
Liberton, EH16 6GU

"An extremely impressive and stylish second floor flat with allocated parking space"

- Secure and extremely well maintained shared entrance
- Spacious and welcoming hall with utility cupboard
- Superb sitting room/dining room with contemporary open plan fitted kitchen
- Master bedroom with dressing room and en-suite
- Second double bedroom
- Modern family bathroom
- Gas central heating
- Double glazing
- Allocated parking space
- Well maintained communal gardens

EPC Rating B

OFFERS OVER £335,000



Description

An extremely impressive and stylish second floor flat with allocated parking space which is beautifully presented throughout and situated in popular and established residential area. In brief accommodation comprises; secure and well maintained shared entrance; welcoming and spacious hall with utility cupboard, superb sitting room/dining room with contemporary open plan fitted kitchen and island, master bedroom with dressing room and en-suite, second double bedroom and separate modern bathroom. The property also benefits from gas central heating, double glazing, allocated parking space and well maintained communal gardens.

Area

Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and less than ten minutes from the city by-pass. It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and the Royal Infirmary, the Medical School and the new Sick Kids' at Little France. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury.

Viewing

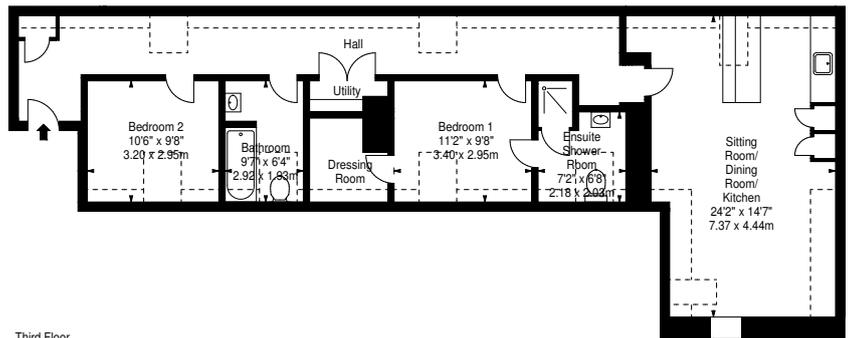
By appointment contact Lindsays on 0131 229 4040



Smiddy Wynd,
Edinburgh,
Midlothian, EH16 6GU



Approx. Gross Internal Area
1070 Sq Ft - 99.40 Sq M
For identification only. Not to scale.
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Third Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.