



24 Orrok Park,
Liberton, Edinburgh, EH16 5UW

CALL US ON 0131 447 4747

24 Orrok Park, Liberton, Edinburgh, EH16 5UW

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Generously proportioned living room/dining room with feature fire.
- Patio doors to rear of garden.
- Good sized kitchen.
- Larder storage cupboard.
- Access to rear garden.
- Upper landing storage.
- Access to attic.
- Master bedroom with built in mirrored wardrobes & ensuite shower room.
- Two further double bedrooms with built in mirrored wardrobes.
- Single bedroom.
- Fully tiled bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway leading to integral garage.
- Enclosed child friendly garden at rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

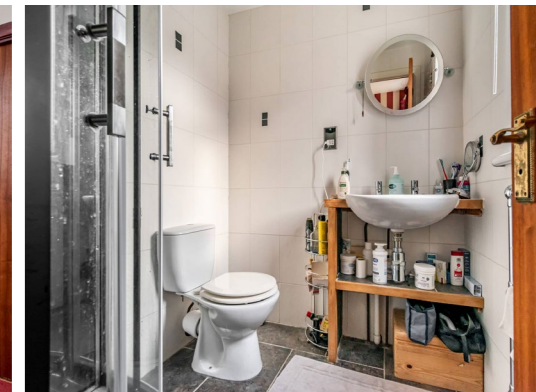
A detached villa situated within a sought after development in the highly regarded Liberton district of the city, perfectly positioned for access to the wide range of local amenities and a short journey to the south of Edinburgh City Centre. The property would make an ideal family home in a great location.

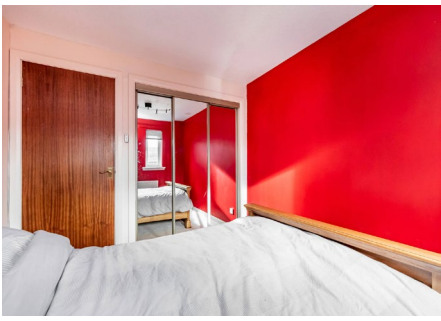
LOCATION

Liberton is a sought-after suburb to the south, just over two miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks

COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 2.4 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 14.1 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

EXTRAS: ALL FITTED CARPETS, LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN AND COOKER HOOD. THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.

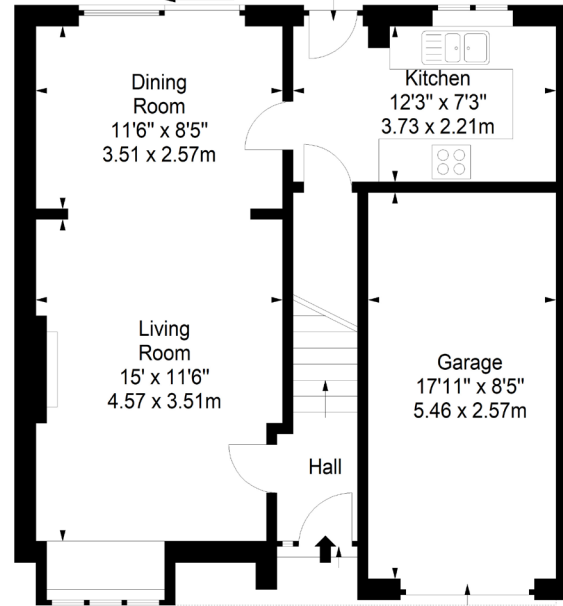




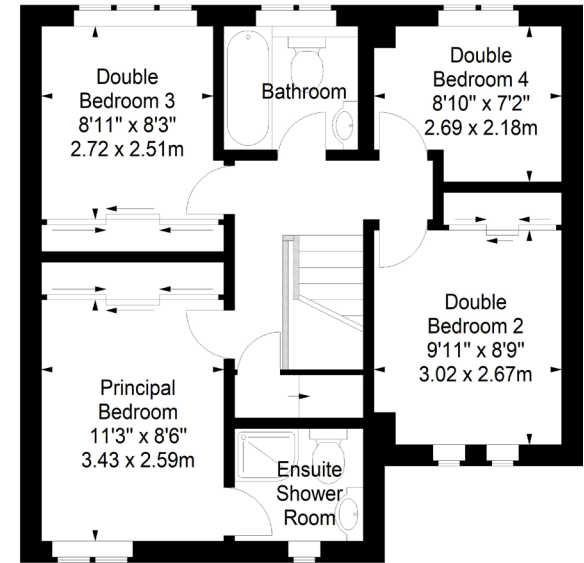
**Orrok Park,
Edinburgh, EH16 5UX**



Approx. Gross Internal Area
1158 Sq Ft - 107.58 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.