



Deans Properties

Deans Solicitors and Estate Agents LLP



25/3 Greenpark
Liberton, EH17 7TA



GROUND FLOOR FLAT

- Sitting Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Garden Grounds
- Residents Parking
- EPC Band -C



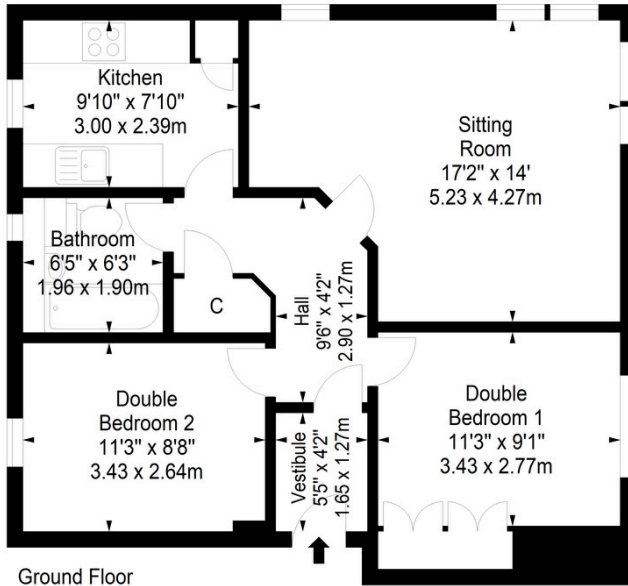
Forming part of a small exclusive development, this lovely ground floor flat is situated within the desirable location of Liberton. There are good amenities within walking distance including Aldi & Morrisons supermarkets with further specialised shopping available at Cameron Toll Shopping Centre. There are excellent public transport services which pass close by and travel to the City Centre with Edinburgh Royal Infirmary within easy reach. The well laid out accommodation would make an ideal purchase for the professional/retired couple and comprises; secure entry phone system, hallway, spacious and light sitting room, fitted kitchen, two double bedrooms/one with built-in wardrobes and bathroom with white suite and shower over. (Bedroom two currently used as a dining room.) Large storage cupboard off hallway. The property benefits from gas central heating and double glazing and is surrounded by well-maintained communal garden grounds with private residents parking. Included in the sale are the fitted carpets and floor coverings, cooker, cooker hood, fridge, freezer, washer dryer, dishwasher, and microwave. The appliances included are sold as seen with no warranty provided.



**Greenpark,
Edinburgh,
Midlothian, EH17 7TA**



Approx. Gross Internal Area
669 Sq Ft - 62.15 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

Deans Properties

Deans Solicitors and Estate Agents LLP



0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk