



**RE/MAX**  
Estates



13 Greenpark, Edinburgh

In Excess of £320,000





## 13 Greenpark

Edinburgh, Edinburgh

Carol Lawton at RE/MAX Estates - Linlithgow is delighted to present Spacious 3 bed semi-detached with 3 reception rooms and a large garden and Garage  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Entrance Hall

12' 5" x 6' 5" (3.78m x 1.96m)

The welcoming hallway features wood-effect laminate flooring, creating a warm and inviting atmosphere. A radiator ensures comfort, while a set of spotlights adds a modern touch. The space includes a large storage cupboard for convenience and offers access to the dining room, kitchen, lounge, WC, and the upper level, making it a central and practical hub for the home.

### Lounge

16' 9" x 10' 4" (5.10m x 3.15m)

This lovely, bright, and spacious lounge is filled with natural light, thanks to its large front and side windows that create an airy and welcoming atmosphere. There's plenty of room for freestanding furniture, making it easy to personalize the space to suit your needs. The wood laminate flooring adds a touch of warmth and style, while a radiator ensures comfort during colder months. Two central light fixtures provide ample lighting, enhancing the room's fresh décor and overall charm. It's the perfect space for both relaxation and entertaining.

### Dining Room

9' 9" x 8' 0" (2.98m x 2.44m)

The lovely dining room offers a bright and inviting space with a large window that provides a beautiful view over the gardens. The room features carpet flooring and a central light fitting, creating a warm and cozy atmosphere. There is plenty of room to accommodate a large dining table and chairs, perfect for family meals or entertaining guests. French doors lead seamlessly into the conservatory, enhancing the flow of the space and adding to the charm of this well-proportioned and delightful room.



### kitchen

9' 2" x 8' 5" (2.79m x 2.56m)

The well-equipped kitchen offers both functionality and style, with a window and a half-glazed door that leads out to the garden, providing plenty of natural light. It features a radiator for warmth, along with useful shelving and good storage space for all your essentials. The Kitchen is fitted with integrated appliances, including a washing machine, fridge-freezer, gas hob, extractor fan, oven, and a dishwasher. The stainless steel sink with a mixer tap completes the space, making it perfect for both cooking and everyday tasks.





### **Cloakroom Wc**

6' 0" x 2' 8" (1.84m x 0.82m)

This handy WC features a compact corner sink and a WC, making it both functional and space-efficient. A front-facing window allows natural light to brighten the room, while the carpet flooring adds comfort. A radiator ensures the space remains warm and cozy, and a central light fixture provides ample illumination. It's a practical and well-appointed WC, perfect for convenience and easy use.

### **Stairs & Landing**

The stairs and landing are fitted with carpet flooring, creating a warm and inviting atmosphere as you move through the upper level. A central light fixture brightens the space. The landing provides easy access to all three bedrooms and the family bathroom, making it a practical and functional area. Additionally, there's an attic space accessible by a ladder, offering extra storage or potential for future use. It's a well-thought-out layout that combines comfort and convenience.

### **Master Bedroom**

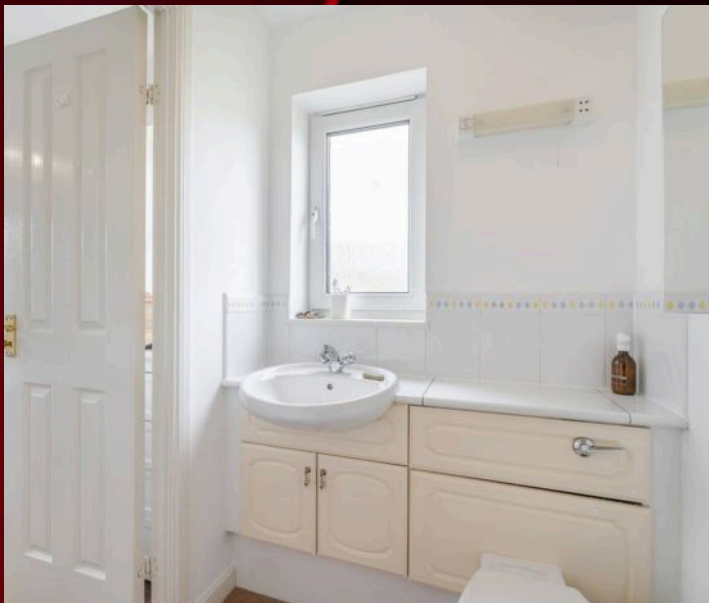
12' 0" x 9' 5" (3.65m x 2.87m)

The good-sized master bedroom features an ensuite shower and is filled with natural light, thanks to a front-facing window and an additional side window. The room is finished with carpet flooring and a central light fitting, creating a warm and inviting atmosphere. A radiator provides added comfort, while large double fitted wardrobes offer plenty of storage space, making this a practical and comfortable retreat.

### **En Suite**

5' 7" x 4' 7" (1.69m x 1.39m)

The ensuite bathroom features a modern walk-in shower with a powerful mains shower, providing an excellent water flow. It also includes a WC and a sink with a sleek mixer tap. An opaque side window allows for natural light while maintaining privacy. The room is well-lit with two ceiling lights creating a bright and welcoming atmosphere and the radiator adds warmth and comfort to this stylish and functional space.





### Family Bathroom

6' 6" x 6' 5" (1.99m x 1.96m)

This bathroom features two large opaque windows, allowing natural light to fill the space while maintaining privacy. It includes a vanity sink and WC, along with a bath that has a mixer tap and an over-bath mains shower for added convenience. The room is well-lit with a central light fitting and a stylish feature mirror, and the radiator ensures the room stays warm and comfortable.

### Bedroom 2

10' 8" x 9' 3" (3.24m x 2.83m)

This lovely second bedroom boasts fresh décor and a side-facing window, offering a tranquil view of the property. The room features soft carpet flooring, adding warmth and comfort, while a radiator ensures a cozy atmosphere. With a central light fixture, the room is bright and welcoming. It's a good-sized double bedroom, providing ample space for furniture and making it a perfect retreat for rest and relaxation.

### Bedroom 3

10' 7" x 7' 2" (3.23m x 2.18m)

This good-sized single bedroom features a front-facing window that offers a pleasant view, filling the room with natural light. The space is comfortably carpeted, adding warmth and coziness, while a radiator ensures a comfortable temperature year-round. With fresh, modern décor, the room feels inviting and well-maintained, creating an ideal environment for relaxation. It's a generously sized room that offers both comfort and functionality.







## GARDEN

The garden is beautifully enclosed, offering a sense of privacy and security with a charming decorative stone wall and gated access to the garage. It boasts a spacious lawn area, complemented by mature trees and shrubs, creating a tranquil, natural setting. The borders are thoughtfully planted with a variety of greenery, adding depth and colour. Paved pathways surround the house, leading to a delightful paved patio area, perfect for outdoor relaxation and entertaining. This well-maintained garden offers both functionality and beauty, making it an inviting and serene outdoor space.

## DRIVEWAY

### 1 Parking Space

The property features a well-maintained driveway with attractive monoblock paving, providing a smooth and durable surface. Adjacent to the garage, the driveway offers convenient access and ample parking space. Located to the side of the property, it ensures a tidy, practical area that blends seamlessly with the overall exterior. The monoblock paving not only enhances the aesthetic appeal but also adds to the property's functionality, making it both stylish and efficient.

## GARAGE

### Single Garage

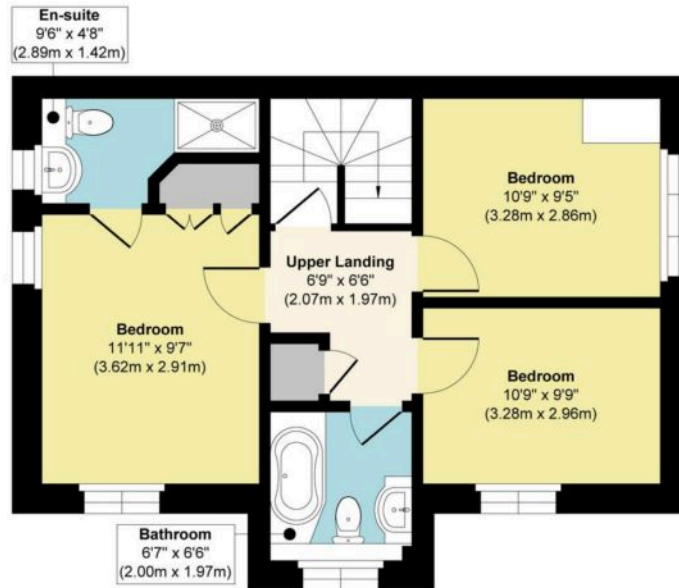
The garage is of a good size, offering plenty of space for a vehicle or additional storage. It is equipped with power, making it a versatile space for various uses. The garage features an up-and-over door for easy access and a convenient side door that leads directly to the garden, providing seamless flow between the two areas. This thoughtful design ensures the garage is both functional and easily integrated with the rest of the property.



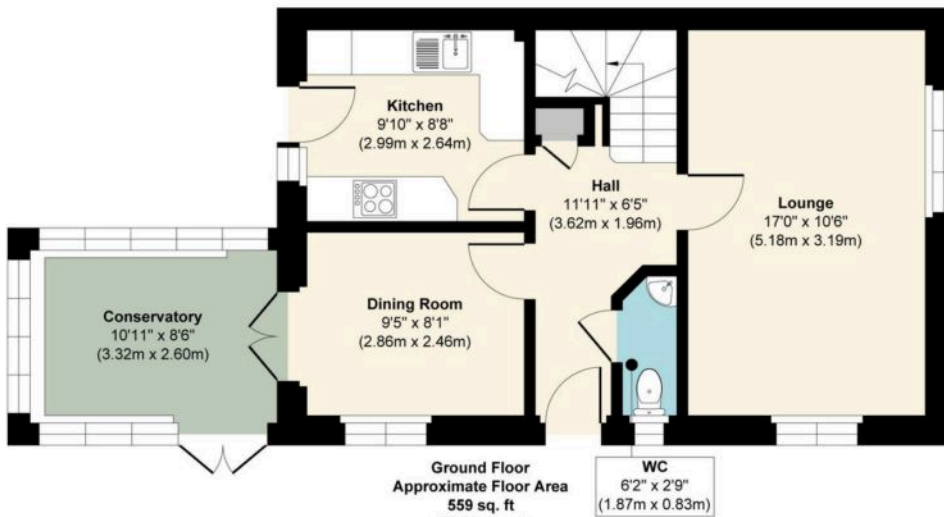




# 13 Greenpark, Edinburgh, EH17 7TA



**First Floor**  
Approximate Floor Area  
473 sq. ft  
(44.00 sq. m)



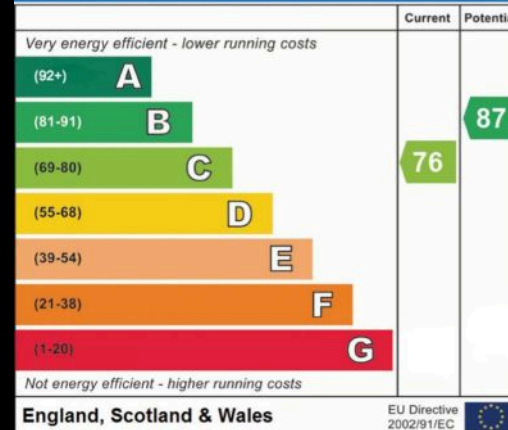
**Ground Floor**  
Approximate Floor Area  
559 sq. ft  
(52.00 sq. m)

**Approx. Gross Internal Floor Area 1032 sq. ft / 96.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## Energy Efficiency Rating

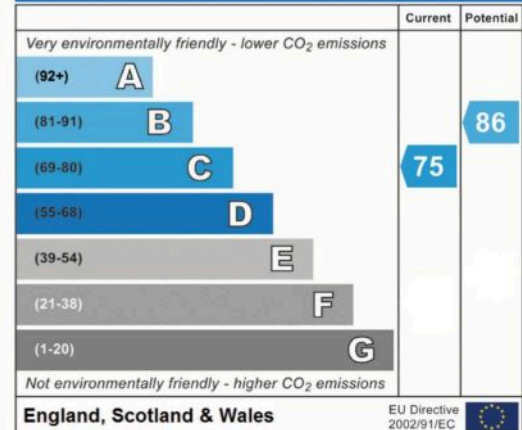


England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive  
2002/91/EC







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