

Peterkin & Kidd

Solicitors and Estate Agents

27/1

**GREENPARK
EDINBURGH, EH17 7TB**



FIXED PRICE £219,950

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GREENPARK EDINBURGH, EH17 7TB

This spacious ground floor flat is situated to the rear of the block and would appeal to a range of buyers. It offers flexible accommodation and sits within well-maintained communal garden grounds.

The door entry system gives access to the communal entrance lift, and stairs to all floors.

The apartment is entered via a timber door which leads to the vestibule with a further door to the hallway.

There is a bright, well-proportioned living room with 3 windows offering open aspects.

The kitchen is fitted with a range of wall and base units with 1½ bowl sink and drainer, co-ordinating worksurfaces and tiling to splashback. The gas hob, oven, fridge/freezer and washing machine are included in the sale but are not warranted. There is a walk-in cupboard which is part-shelved and houses the fuse box and electricity meter. Window to side.

The main bedroom has ample space for freestanding furniture, built-in wardrobes and a corner window formation offering dual aspects.

There is a second bedroom with space for freestanding furniture and a window to the side. A further bedroom to the rear would make an ideal home office.

The part-tiled bathroom completes the accommodation and is fitted with a three-piece suite comprising recessed wash hand basin with vanity unit, W/C and bath with shower, curtain and rail. Window to side.

ACCOMMODATION

Communal entrance with door entry system and lift
Vestibule
Hall
Living room
Fitted kitchen
3 bedrooms
Bathroom

Gas central heating
Double glazing

PARKING

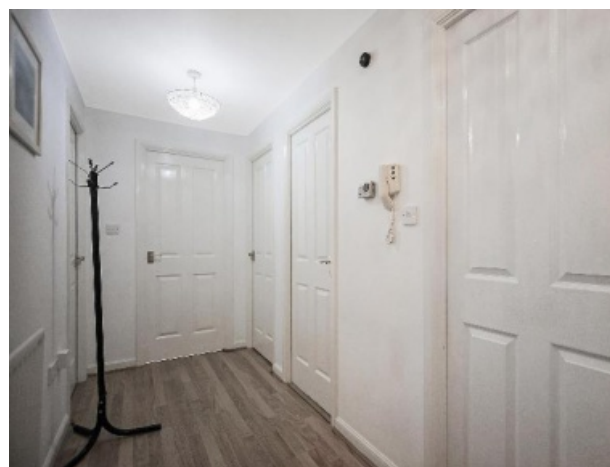
There is an allocated parking space together with visitor parking.

FACTOR

There are communal garden areas which are maintained under contract. A service charge of approximately £275 - £300 per quarter is applicable which includes stair cleaning, lift maintenance and buildings insurance.

EXTRAS

All fitted floor coverings, curtains, blinds and white goods as specified are included in the sale. The furniture may be available separately.





SITUATION

Gilmerton lies to the south of the city centre and offers a choice of shopping outlets. In addition, Cameron Toll Centre and Straiton Retail Park are a short drive away.

In terms of education, schooling is well-represented from nursery up to senior level.

For the commuter, frequent public transport services operate to the city with the Bypass, M8 and M9 motorways easily accessible.

VIEWING

To view, please call Property Department, Linlithgow on 01506 840000.

OTHER

COUNCIL TAX BAND: E

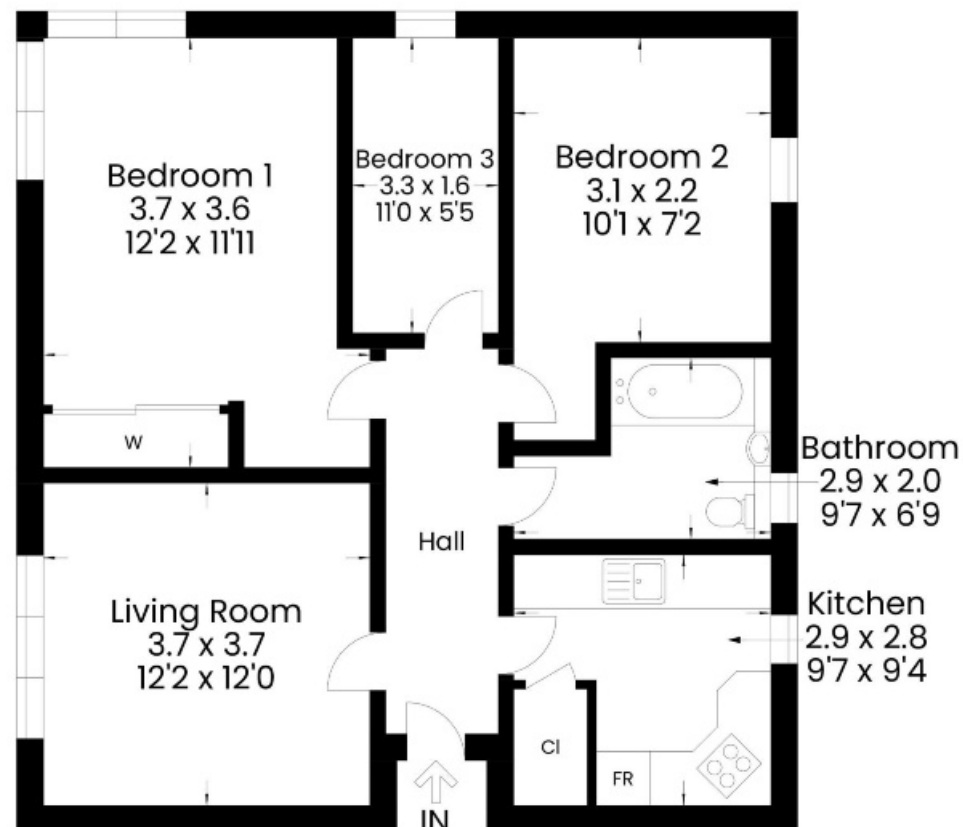
The property is being sold as seen.

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

Peterkin & Kidd

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We can open doors for you

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