

36 Orrok Park

EDINBURGH, EH16 5UW



*SPACIOUS FOUR BEDROOM FAMILY HOME
IN EDINBURGH'S POPULAR LIBERTON AREA*



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McEwan Fraser Legal is delighted to present this four-bedroom detached family home in excellent condition, having been well maintained.

Inside, the property comprises of a spacious living area which is south facing and benefits from large windows and is flooded with natural light. The living room also benefits from a gas fireplace and gives access to the upstairs accommodation. Fully equipped kitchen is accessed via the dining area and also provides access to the rear garden. The Kitchen is well served with gas hob, fan oven, integrated microwave and integrated white goods.

The property benefits from three double bedrooms and one single bedroom. All of the bedrooms are generously proportioned and bedrooms. The master bedroom benefits from an en suite shower room as well as integrated. Bedroom two and three also benefit from integrated storage space. There are two and a half bathrooms in the house. From downstairs WC to family bathroom on the first floor as well as the en-suite facilities. All are in good condition and have been well maintained.

36 Orrok Park, Edinburgh





Dining Room







Bedroom 1









Bedroom 2





Bedroom 3





Bedroom 4

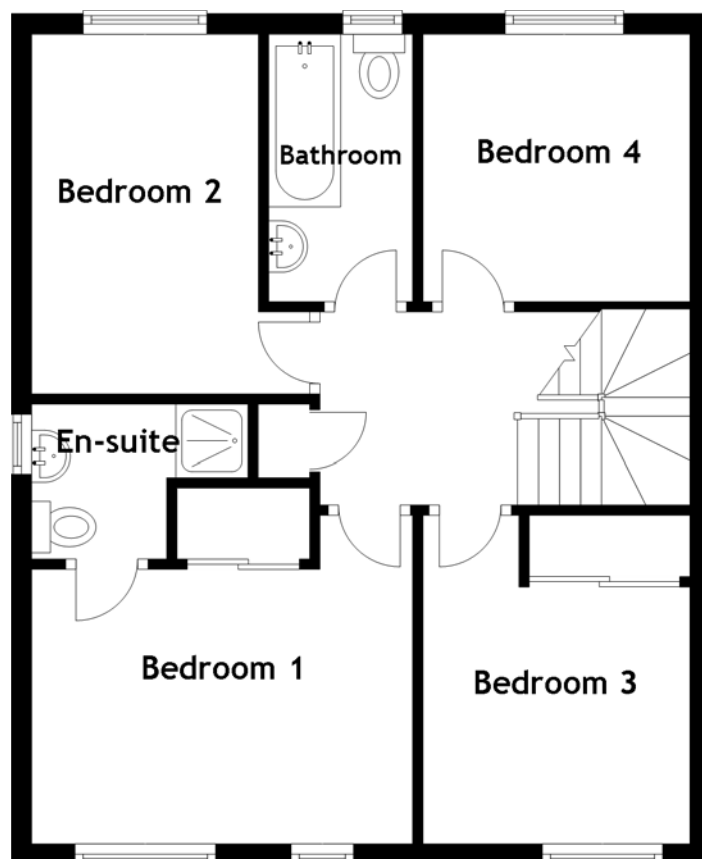
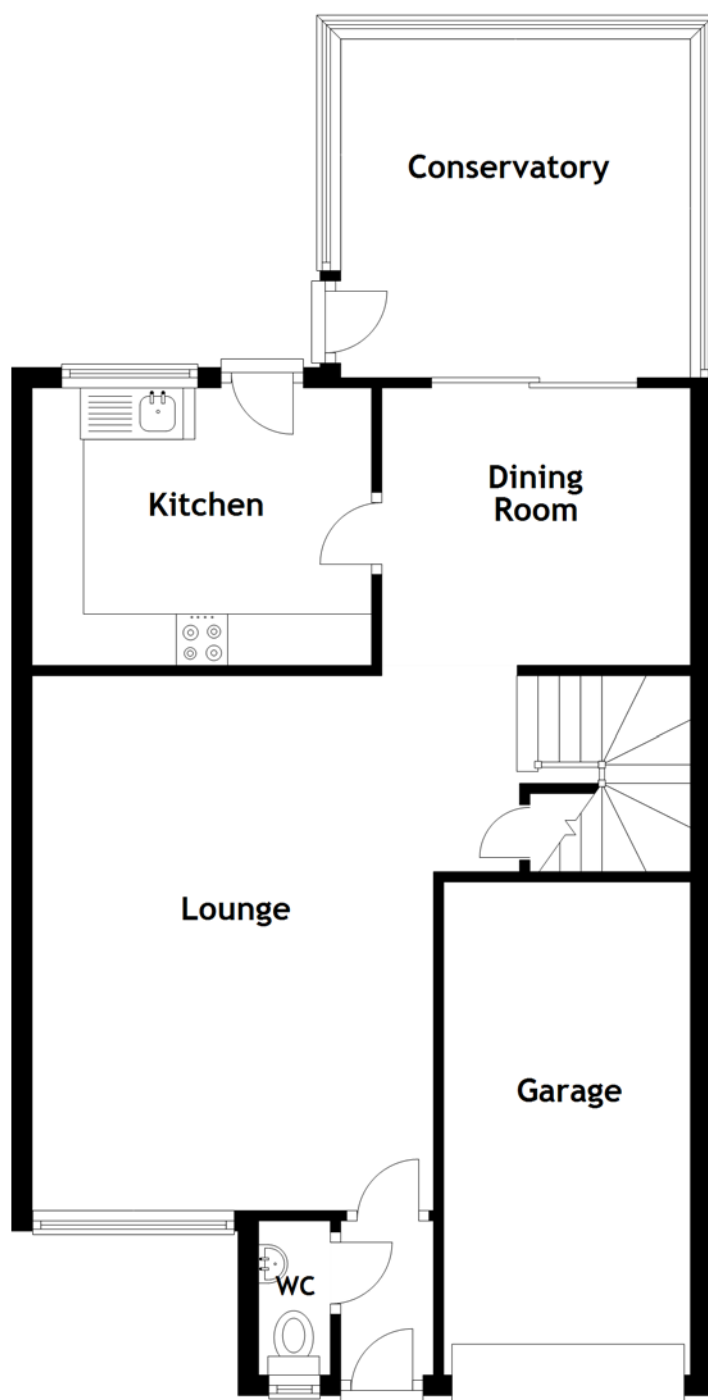




In addition, the property also benefits from a spacious conservatory which is accessed from the dining area in the open-plan living dining room. The conservatory also has direct access to the well-manicured rear garden.

The property includes a spacious garage, driveway and benefits from double glazed windows and gas central heating making for a warm home, year-round.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.90m (12'10")	Bedroom 4	2.60m (8'6") x 2.60m (8'6")
Dining Room	3.00m (9'10") x 2.70m (8'10")	Bathroom	2.60m (8'6") x 1.40m (4'7")
Kitchen	3.30m (10'10") x 2.70m (8'10")	En-suite	2.10m (6'11") x 1.50m (4'11")
Conservatory	3.40m (11'2") x 3.30m (10'10")	Gross internal floor area (m ²): 99m ² EPC Rating: D	
Bedroom 1	3.70m (12'2") x 3.20m (10'6")		
Bedroom 2	3.50m (11'6") x 2.21m (7'3")		
Bedroom 3	3.20m (10'6") x 2.60m (8'6")		





Liberton is a sought after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.

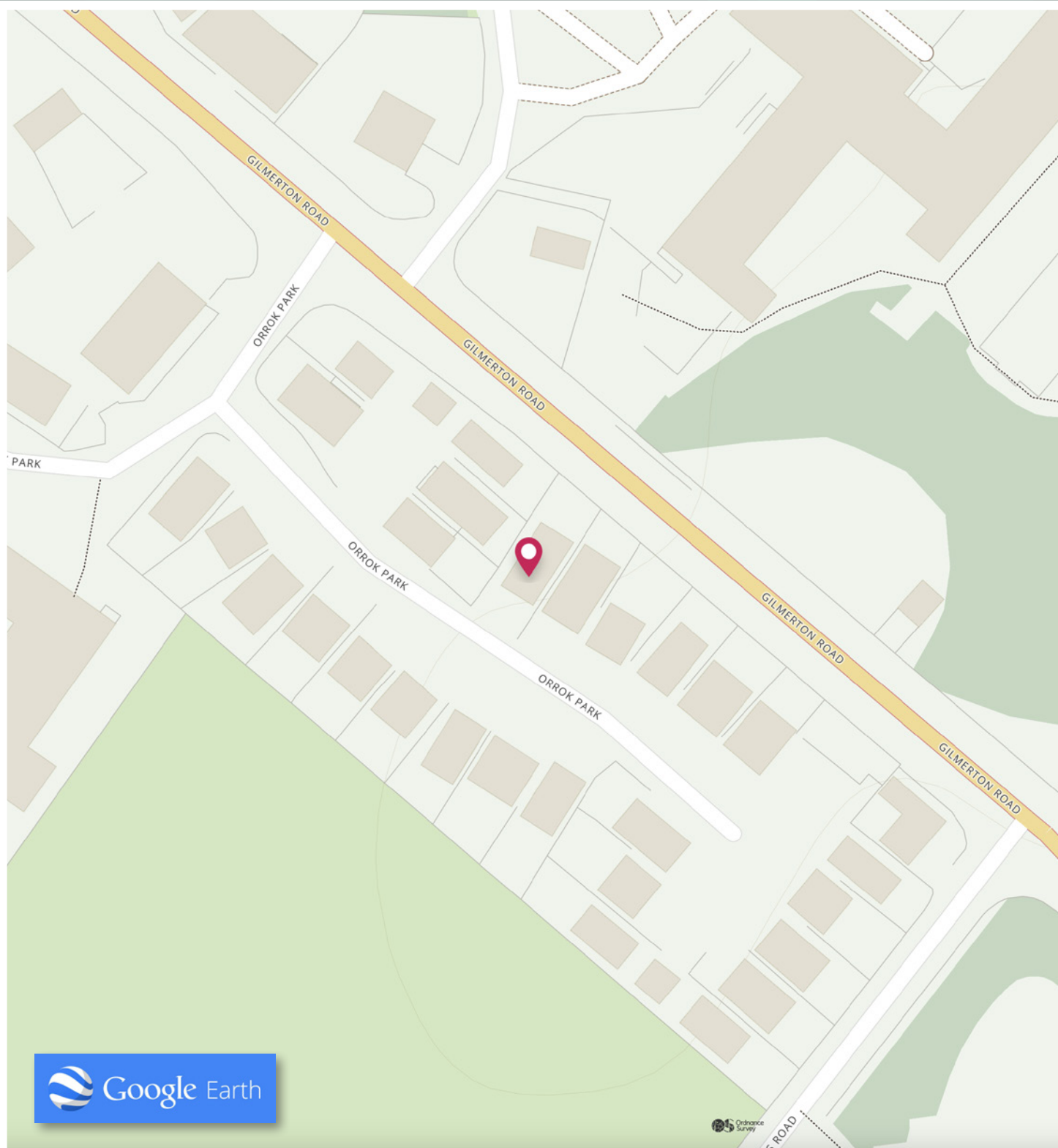


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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