



RALPH SAYER
SOLICITORS & ESTATE AGENTS

26/2 Greenpark

Liberton, Edinburgh, EH17 7TA

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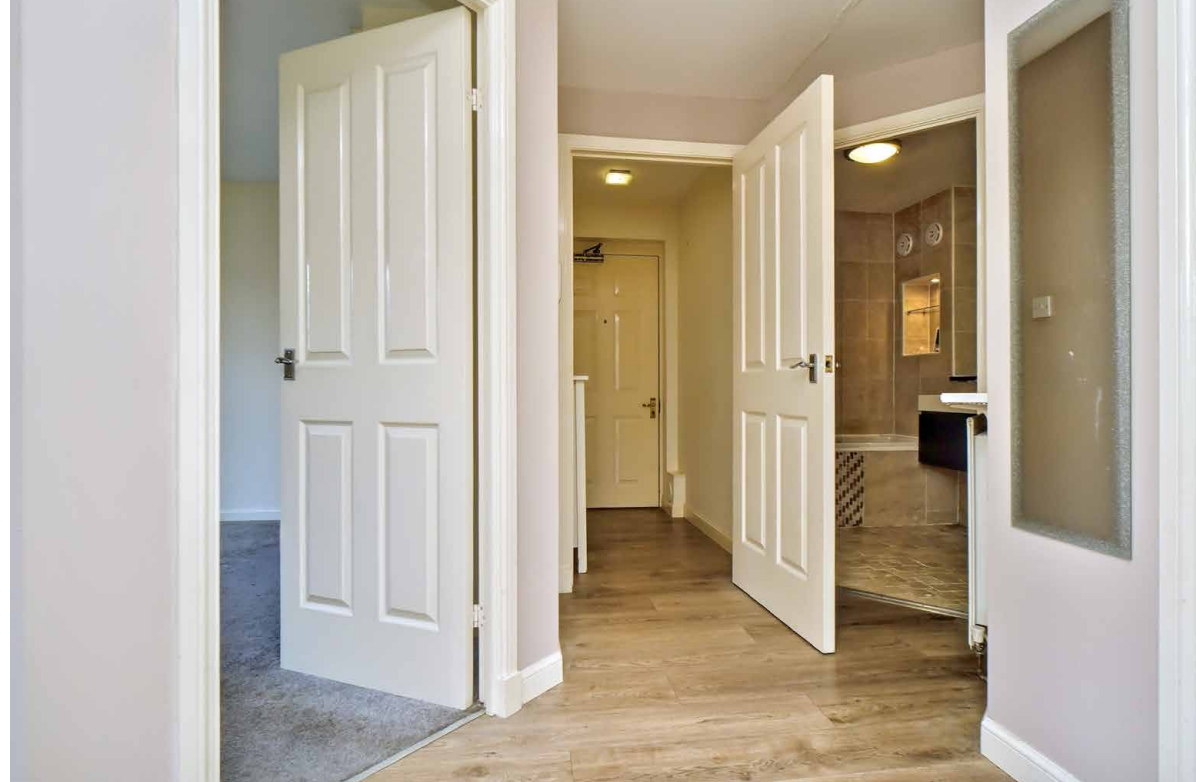
This modern ground-floor flat in Liberton is a beautiful two-bedroom residence which is brought to market in excellent decorative order, offering buyers a sought-after blank canvas. The elegant interiors are finished to high standards, including an on-trend kitchen and three-piece bathroom. The home has the added advantage of allocated parking, as well as a mature communal garden with a sprawling lawn. Altogether, this flat is a superb property for city professionals, couples, first-time buyers, small families, and downsizers alike.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (oven, gas hob, concealed extractor hood, fridge/freezer, and washing machine), and an undercounter dishwasher to be included in the sale.

Factor: Development is factored by James Gibb, with an approximate monthly charge of £74.00. This covers maintenance of the communal repairs, communal gardens, stair cleaning and lighting and building insurance.

Property Summary

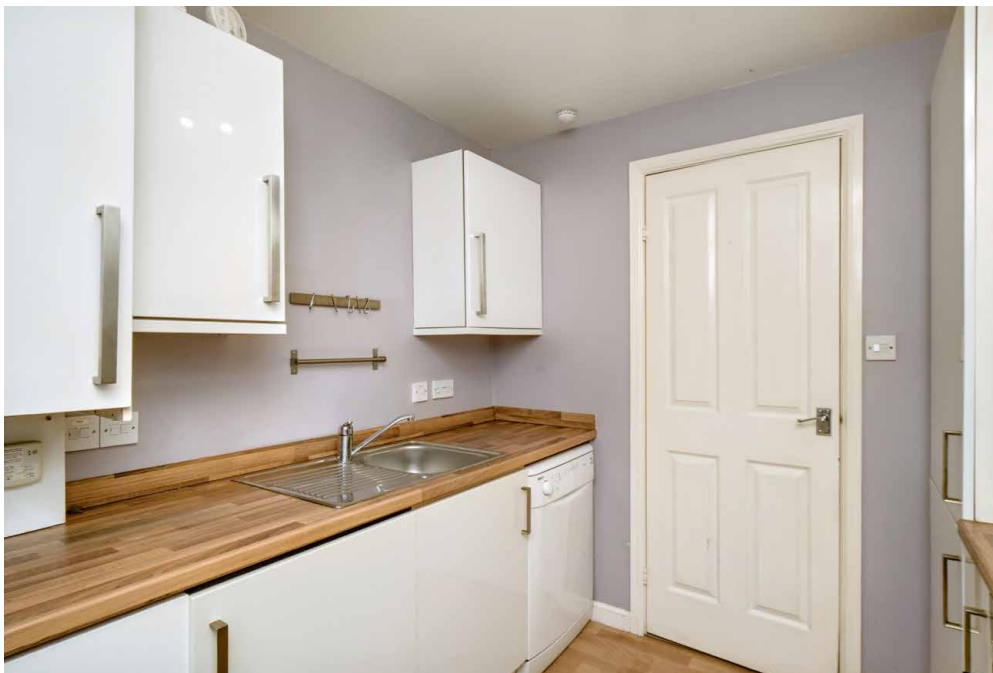
- Ground-floor flat in move-in condition
- Part of a modern development
- Situated in sought-after Liberton
- Secure telephone-entry system
- Entrance vestibule and central hall
- Elegant living/dining room with a fireplace
- Modern, galley-style kitchen
- Principal bedroom with fitted wardrobes
- Second spacious double bedroom
- Modern bathroom with overhead shower
- Residents' parking with allocated spaces
- Large shared garden laid to lawn
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £210,000







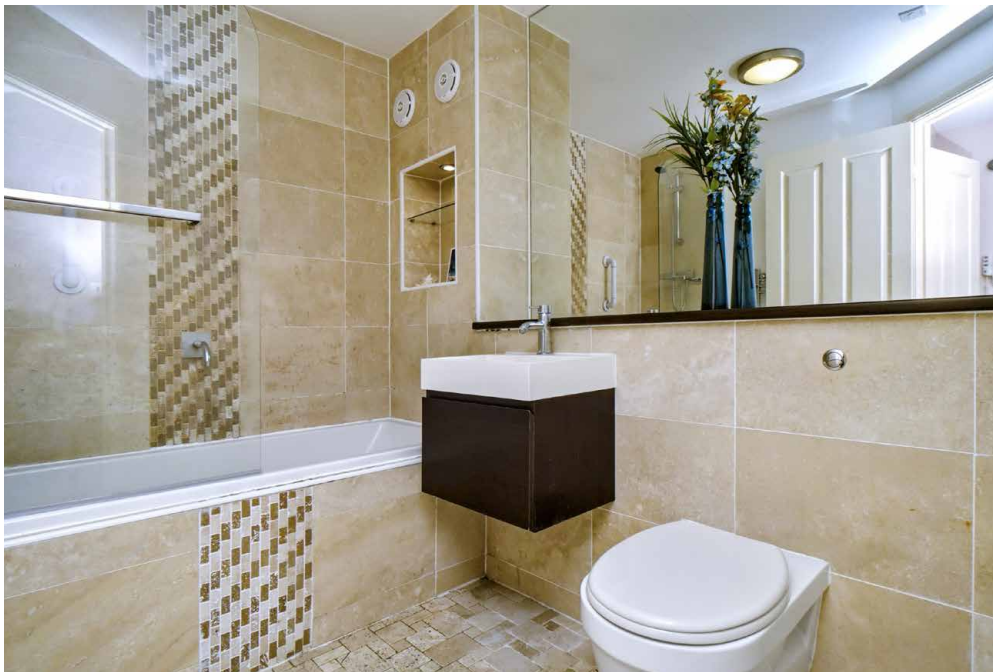
"Brought to market in excellent decorative order, offering buyers a sought-after blank canvas."







"The home has the added advantage of allocated parking, as well as a mature communal garden with a sprawling lawn."





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dream property!



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CHARTERED FIRM

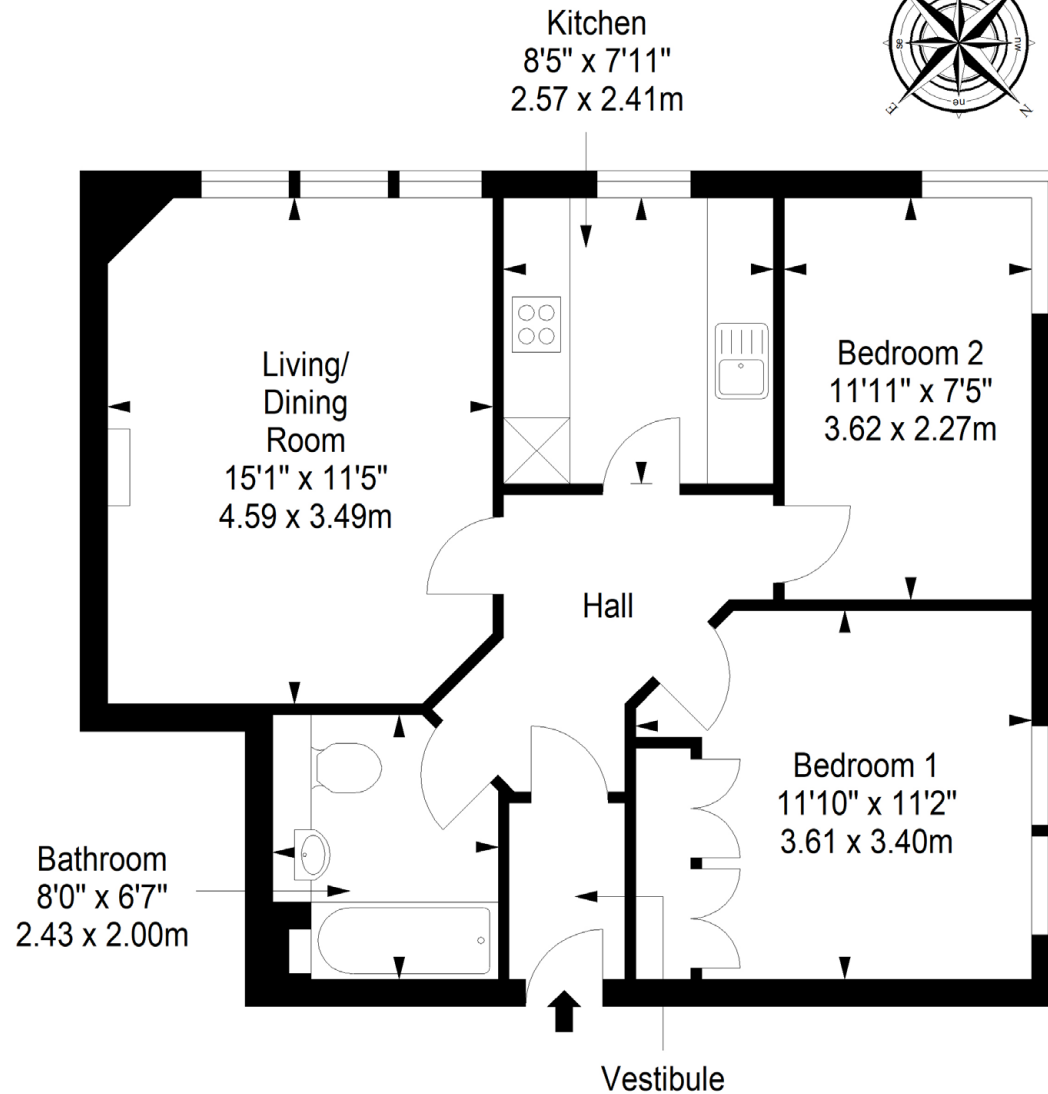
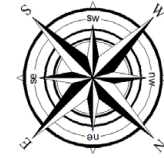
Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



Total area: approx. 55.4 sq. metres (596.3 sq. feet)