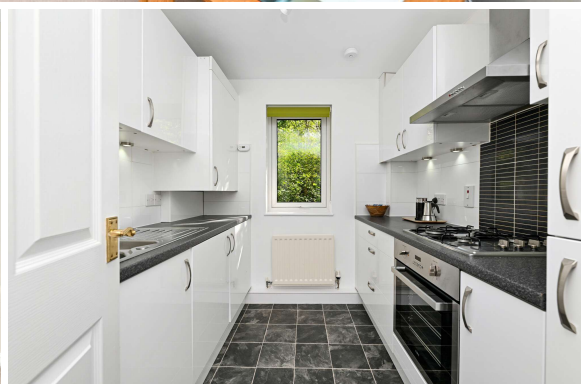




28/8 Greenpark,
LIBERTON | EDINBURGH | EH17 7TB


warners
solicitors & estate agents



28/8 Greenpark

LIBERTON | EDINBURGH | EH17 7TB

Superbly tucked away at the head of a quiet cul-de-sac and boasting a lovely leafy outlook from each room, is this most appealing second floor apartment, forming part of a sought after modern development located just off Gilmerton Road.

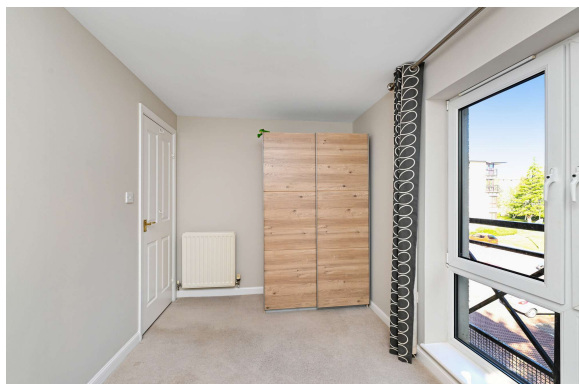
Set within beautifully landscaped communal gardens, the property sits on the periphery of the development. The light and spacious interior includes a good sized living room with ample free floor space for both seating and dining, a fitted kitchen with new unit doors, bedroom 1 offering twin built-in wardrobes, a charming second bedroom which has a corner window formation, and a bathroom fitted with a mixer shower. An allocated parking space for use by this property is located to the front of the building, with extra spaces available for visitors.

- Wonderful leafy outlook
- Fabulous tucked away position
- Bright living/dining room
- Fitted kitchen
- Principal double bedroom benefiting from wardrobe storage
- Second bedroom with corner window formation
- Bathroom/mixer shower
- Gas central heating and Double glazing
- Security entryphone system
- Lift
- Well kept communal gardens
- Allocated parking space, plus visitors bays

All curtains, blinds, light fittings, washing machine, oven, hob, fridge freezer, dishwasher, wardrobe in bedroom 2 and sofa bed in lounge will be included in the sale.

Other items may be available by separate negotiation. EPC Rating C.

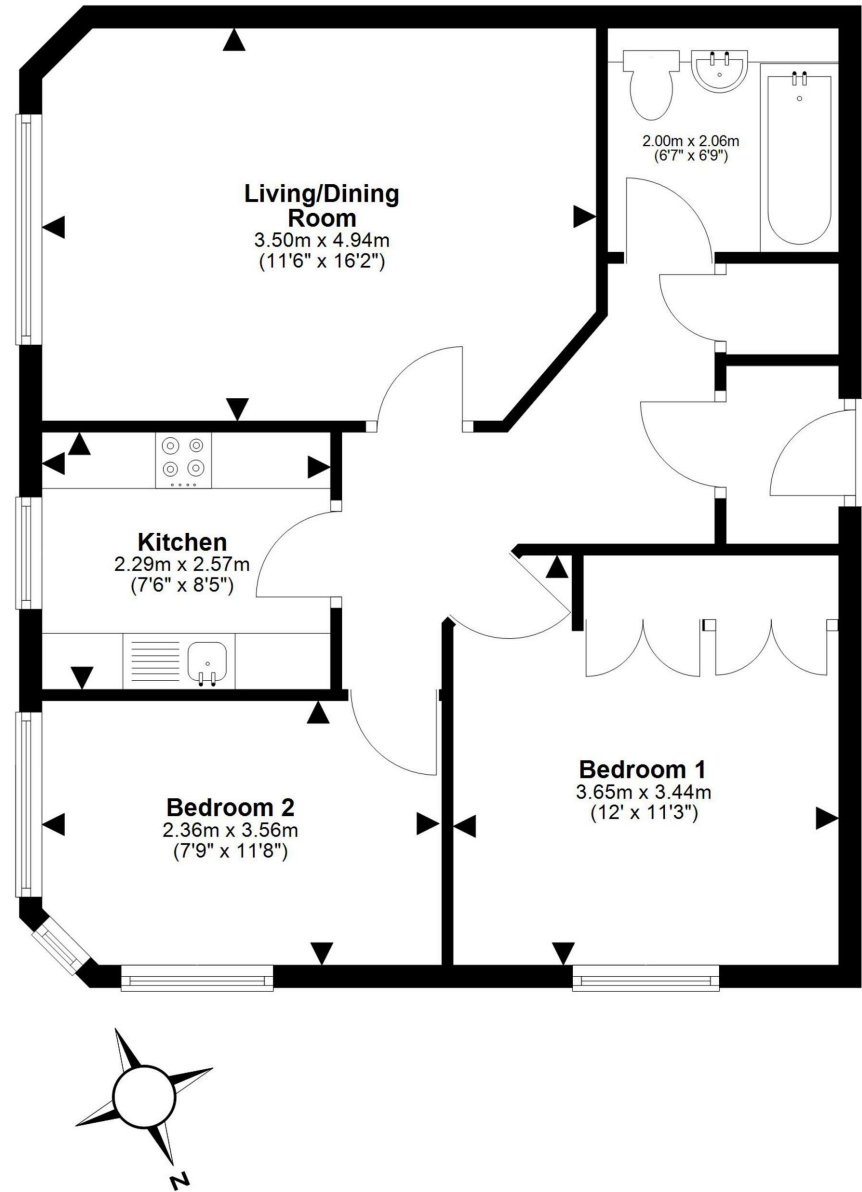
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Factoring charges covered by James Gibb and cost approximately £85 per month. This covers building insurance, repairs to the fabric of the building and all common areas including landscaped grounds, parking, stairwell maintenance and cleaning, lighting, lift maintenance, secure entry system.

Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. The property is ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.