



24/12 GREENPARK

Liberton, Edinburgh, EH17 7TA



1

Public Room



2

Bedrooms



1

Bathroom



24/12 GREENPARK

Tucked away in a quiet, leafy modern development in sought-after Liberton, this two-bedroom third-floor flat enjoys scenic views across the city to the sea. Decorated in tasteful neutral tones, the well-presented interiors include a bright living/dining room with dual aspect, a south-facing kitchen, a spacious double bedroom with built-in storage and access to a private balcony, a second double bedroom set up as a home study and a naturally lit three-piece bathroom. Accessed via a secure entry system and a communal elevator, the property is set within extensive well-maintained communal gardens and further benefits from an allocated parking space.





EPC
RATING



COUNCIL
TAX BAND

VIEWING

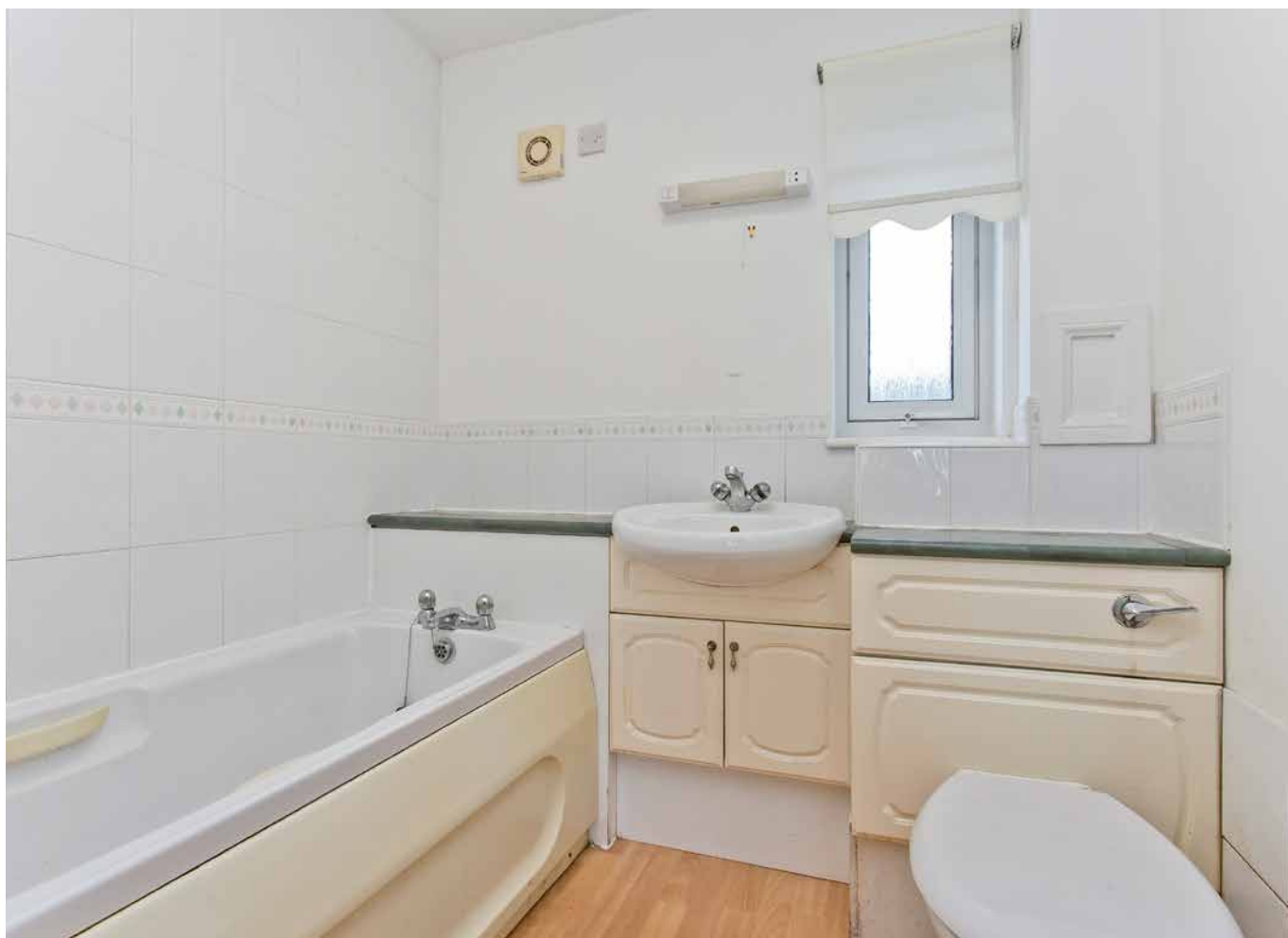
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Two-bedroom third-floor flat in a modern development
- Quiet, leafy cul-de-sac in sought-after Liberton
- Scenic views across the city
- Accessed via secure entry system and communal elevator
- Dual-aspect living/dining room
- South-facing kitchen
- Double bedroom with private balcony
- Second double bedroom/home study
- Extensive well-maintained communal gardens
- Residents' parking with allocated spaces
- Gas central heating and double glazing







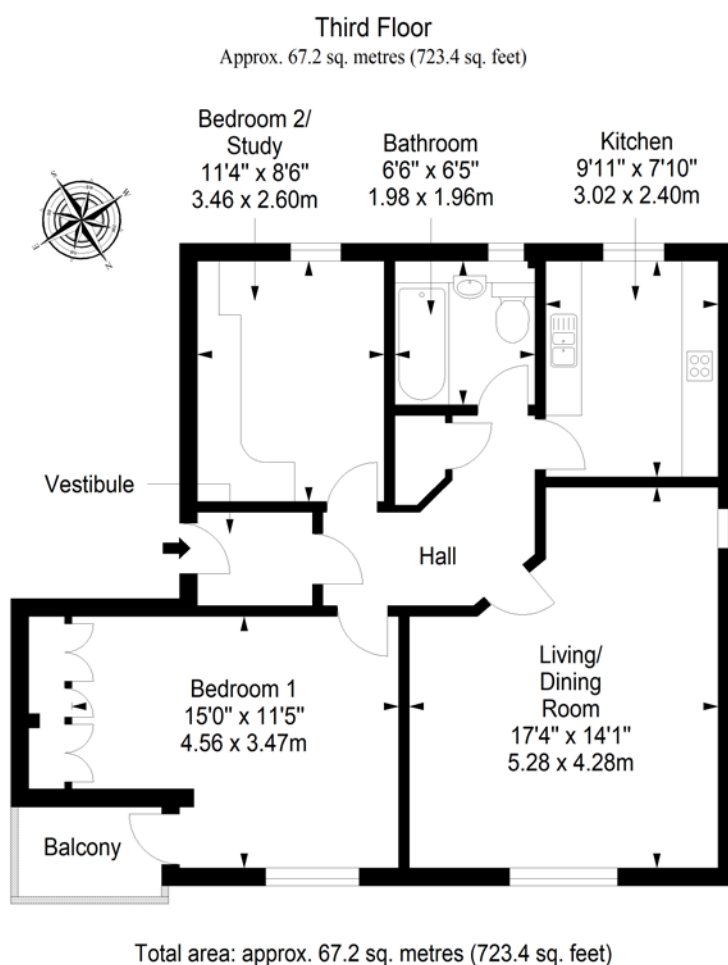


Extras: All fitted floor and window coverings and light fittings are included.



LIBERTON, EDINBURGH

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are only 3 miles south of the city centre of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre (with over 40 shops including a large supermarket) and more traditional shops in the older parts of Liberton itself (including a post office, bank, chemist and restaurant), there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. There are reputable state schools at primary and secondary level and is also ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdieshouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.



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