



27/2 Greenpark, Liberton, Edinburgh, EH17 7TB

Light & Beautifully Presented, Dual-Aspect, Two-Bedroom, Ground-Floor Flat

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Property Description

Light and beautifully presented, two-bedroom, dual aspect, ground floor flat, with an allocated parking space. Set in a leafy, secluded, factored residential development, in the popular Liberton area, to the south of Edinburgh city centre.

Comprises a vestibule, hall, living/dining room, kitchen, two double bedrooms, and a bathroom.

Tastefully finished throughout, features include a fitted kitchen with a full range of integrated appliances and a stylish bathroom suite.

In addition, there is double glazing, gas central heating, contemporary flooring, a secure entry system, and fitted window blinds.

Externally, there is an allocated parking space in the resident's car park and well-tended, communal grounds with open green spaces.

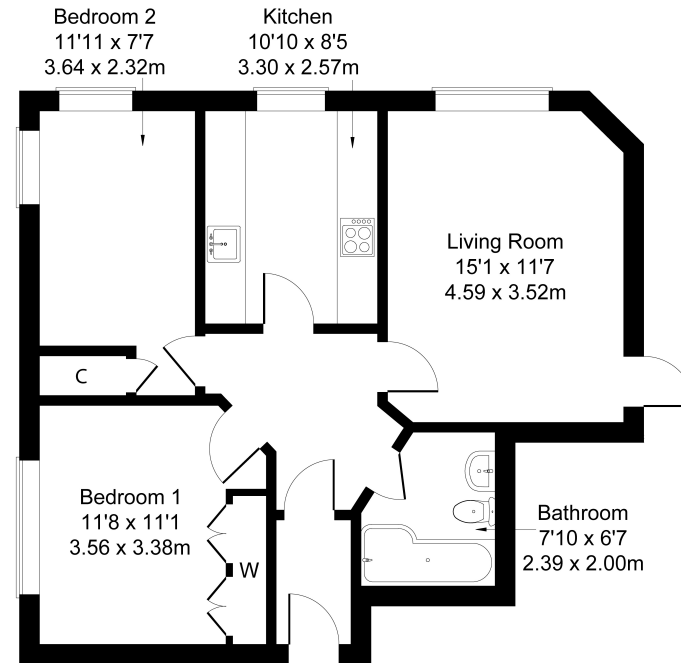
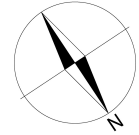
A generous vestibule has space for outerwear, and opens to the main hall, giving access throughout and featuring the secured entry handset. A spacious living room has space for lounge and dining furniture, and features carpeted flooring, two light fittings and a door leading to a patio area. A stylish fitted kitchen includes wood-effect worktops with a matching splashback surround, a sink with drainer, unit downlighting; and an integrated washing machine, dishwasher, fridge/freezer, oven, gas hob and canopy.

Both bedrooms are set to the front, with bedroom one featuring wood-effect flooring and built-in wardrobes; whilst bedroom two features corner-aspect windows, wood-effect flooring and a deep built-in storage cupboard. Completing the accommodation, a generous bathroom is fitted with a modern suite including a rainfall shower over a P-shaped bath, contemporary flooring, tiled splash walls, a chrome radiator and towel rack, and recessed spotlighting.



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Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Liberton is an established residential area, south of Edinburgh city centre, offering an extensive range of family-orientated housing, with local shopping available throughout. A Morrisons supermarket is located on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks are

situated throughout, whilst Braid Hills, Pentland Hills, and Liberton Golf Course offer open green spaces. Liberton is an ideal location for access to the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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