

M. J. Brown, Son & Co.



26/4 GREENPARK, EDINBURGH EH17 7TB

OFFERS OVER £195,000 ARE INVITED

HOME REPORT VALUE £210,000

An opportunity has arisen to purchase an attractive, well presented and bright first floor flat in this popular development completed around 25 years ago and set within attractive, mature landscaped gardens and located adjacent to Gilmerton Road in the south side of the City of Edinburgh. The property is located within easy reach of the historical and business city centre and is also very convenient for access to the Edinburgh City Bypass and from there to Edinburgh International Airport and Queensferry Crossing.

This is a well sought after area on the south side of Edinburgh and shopping outlets are within easy reach at Cameron Toll Shopping Centre which includes Sainsburys, Straiton Retail Park and Kinnaird Park, both including Marks and Spencers. The flat is also within easy reach of the Royal Infirmary and the new Hospital for Sick Children.

There are many buses serving this area operating to the centre of town and to other parts of the city.

For schooling the flat is also well located for schools at nursery, primary and secondary level. The Kings Buildings, Annexe of Edinburgh University and Napier University are also within easy reach. For outdoor pursuits Liberton offers many choices with golf at Braid Hills or Liberton Golf Course, walks along the Burdiehouse Burn and access to Liberton public park.

The block of which the property forms part has the benefit of a secure entryphone system and extensive well maintained gardens surround the blocks providing lovely views from each of the well proportioned rooms. The rooms are all exceptionally well lit and comprise a good sized lounge with space for seating and dining, a fully fitted kitchen, two bedrooms and a third small bedroom, ideal for a home office and a modern shower room.

The flat has the benefit of gas central heating, double glazing and a lift serves the block to each level. A further benefit of this charming property is the allocated parking space situated close to the building.

To appreciate the excellent location of the property, and it's well presented and spacious accommodation on first floor level, early viewing is recommended.

The well maintained and spacious accommodation which is in good decorative order, comprises:-

Mutual Entrance

The block has the benefit of a secure entryphone system and a lift has been installed for access to each floor. This is a bright first floor flat with open views.

Entrance reception Hall

With laminate floor for ease of maintenance and providing access to the main apartments. Ceiling light, radiator, cupboard annexed for storage.

Lounge

A delightful and comfortable room, well lit by a triple window and an additional side window providing good natural light and sunshine to this well proportioned room. There is space for dining, and the curtains, blinds and ceiling lights are all included. Laminate flooring, 2 radiators, a unit extends one wall for storage and display and incorporating book cases. Views over the gardens can be enjoyed from this elegant room.

Kitchen

This is a well presented and well equipped kitchen with ample wall and base units and excellent worktops and the fixtures include the sink unit, and drains, gas hob, electric oven and extractor, freezer, fridge and washing machine. Ample points. Radiator, ceiling lights and laminate flooring.

Master Bedroom

This is a well lit room with corner windows providing added light and sunshine. Carpet, ceiling lights, blinds. Recess with chest of drawers.

Bedroom 2

With carpet, wardrobe and ceiling light, radiator. Quiet location. Single window.

Bedroom 3

A small bedroom which would adapt as a home office with window, radiator, blind and in a quiet position.

Shower Room

A modern well fitted showerroom with tiling for ease of maintenance and with a thermostatic shower in a shower compartment. Washhand basin and W.C. Excellent storage cupboards.

Parking Space

Close to the building and accessed by the rear door of the block an allocated parking space is included in the sale.

Factors

James Gibb manage the block and the extensive gardens which are very well maintained. The factoring expenses include the costs applicable to the block, cleaning, the lift and the gardening charges, and also included is the insurance of the building.

Gardens

It is unusual to be surrounded by such extensive and attractive gardens, all well maintained with lawns and nature trails providing an outdoor space for the residents to enjoy.

EPC

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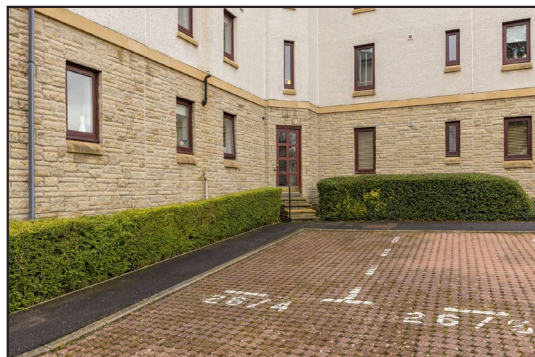
Seller

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Viewing

By appointment through Solicitors M.J. Brown, Son & Co – Tel: 0131 332 1200

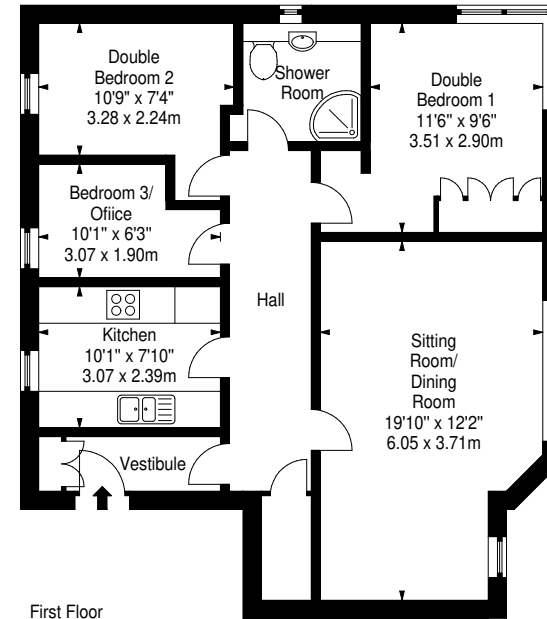




Greenpark,
Edinburgh,
Midlothian, EH17 7TB



Approx. Gross Internal Area
788 Sq Ft - 73.21 Sq M
For identification only. Not to scale.
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M. J. Brown, Son & Co.
SOLICITORS & NOTARIES, ESTATE AGENTS

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Anyone wishing to note interest in the property should contact their solicitor in order that they may be informed of any closing date which has been fixed.

The above particulars are believed to be correct and room sizes are approximate and should not form part of any missives. No items are warranted.

