



28/12 Greenpark,
Edinburgh, EH17 7TB



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Situated within a modern and highly desirable development in the popular Liberton district of Edinburgh, this impressive top floor flat offers spacious, contemporary accommodation with lift access, exclusive residents' parking and beautifully maintained communal grounds.

The property is presented in excellent condition throughout and benefits from gas central heating, double glazing and stylish upgrades including recently installed shower rooms featuring modern tiling and quality fittings.

The welcoming entrance hallway provides useful storage and leads to all accommodation. A particular highlight is the generous lounge and dining room, flooded with natural light from double aspect windows and an attractive corner bay window, creating an ideal space for relaxing and entertaining.

The contemporary kitchen is fitted with an excellent range of base and wall mounted units and comes equipped with a cooker and hood, dishwasher, washing machine, wine cooler and fridge/freezer.

There are two well-proportioned double bedrooms, both benefiting from fitted double wardrobes. The principal bedroom further enjoys the convenience of a stylish en suite shower room. A modern main shower room with window completes the accommodation.

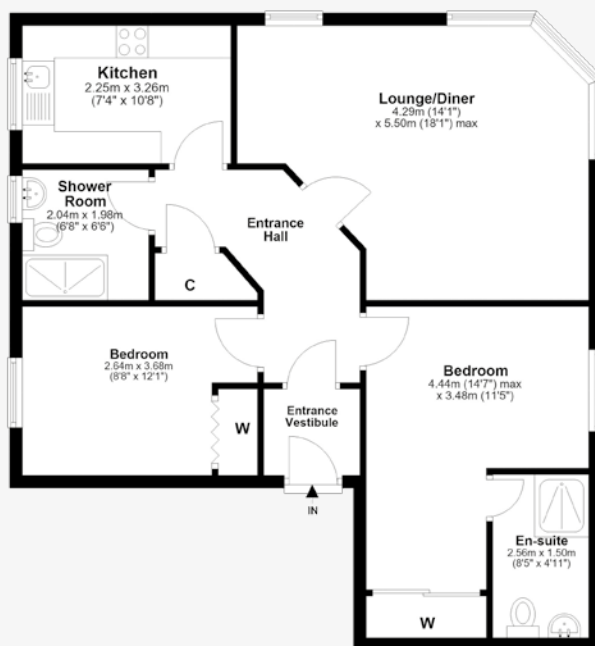
Externally, the development is professionally factored and set within extensive landscaped communal grounds. The property also benefits from an exclusive parking space.

Offering a superb combination of space, style and convenience in a sought-after residential location, early viewing is highly recommended to fully appreciate this excellent home.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning, lift and buildings insurance. The current factor is James Gibb with a monthly payment of approximately £100.

Liberton lies approximately three miles south east of the city centre. Nearby there are local shops and services for everyday needs including a Margiotta supermarket, pharmacy and post office which are within walking distance. A short drive away is the Royal Infirmary, Cameron Toll Shopping Centre with a range of shops and a Sainsbury's supermarket, and also Straiton Retail Park with a variety of larger retail shops including Ikea, Costco, Marks & Spencer Food Hall and Sainsbury's supermarket. There are good local transport links to the city centre and beyond. There are good schools in the area, as well as the Edinburgh University Kings Buildings.





Accommodation

Lounge/Diner:	5.5m x 4.3m	(18'1" x 14'1")
Kitchen:	3.25m x 2.24m	(10'8" x 7'4")
Bedroom 1:	4.45m x 3.48m	(14'7" x 11'5")
En suite shower room:	2.57m x 1.5m	(8'5" x 4'11")
Bedroom 2:	3.68m x 2.64m	(12'1" x 8'8")
Shower Room:	2.03m x 1.98m	(6'8" x 6'6")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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