

OFFERS OVER £200,000

29/8 Greenpark

Edinburgh, EH17 7TB

drummondmiller
Solicitors & Estate Agents



- Generously Proportioned Two-Bedroom Second Floor Flat
- Bright dual-aspect living with Juliet-style balcony
- Fitted kitchen overlooking the landscaped gardens
- Large principal bedroom with built-in wardrobes
- Further well-sized second double bedroom
- Lift access, and private allocated parking bay
- EPC C

Description

Drummond Miller is delighted to present this generously proportioned flat, forming part of a modern development with lift access, private allocated parking and well-maintained landscaped grounds.

Entering the property, the welcoming hallway provides access to the accommodation and benefits from an entry phone security system. The living room/dining room is bright and spacious, with a large window. There is ample space for both comfortable seating and a dining area. The fitted kitchen is practical and well planned, with a window overlooking the landscaped gardens.

The master bedroom benefits from a large corner window incorporating a Juliet-style balcony, allowing plenty of natural light into the room. The bedroom also benefits from built-in wardrobes. A further comfortable double bedroom provides excellent flexibility, while the accommodation is completed by the main bathroom, fitted with a white suite and shower.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property forms part of a modern development set within well-maintained landscaped communal grounds. A private allocated parking bay is also included.

Location

Liberton is a popular residential area in the south of Edinburgh, offering an established suburban setting with a good balance of residential surroundings and convenient access to the city. The area is well served by local amenities, with a range of shops, supermarkets, cafés and other everyday facilities available nearby. There are also excellent recreational opportunities in the surrounding area, including parks, open green spaces and leisure facilities.

Liberton is well placed for access to Edinburgh city centre and the wider city, with regular public transport services operating locally and good road links providing convenient connections to surrounding areas. The area is also popular with families and professionals, with a selection of schools and other amenities within easy reach. Its combination of a peaceful residential environment, good local facilities and accessibility makes Liberton a sought-after location for a range of buyers.

Council Tax and EPC

Council Tax band D and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £205,000 and a link to the Home Report is available from the ESPC website.

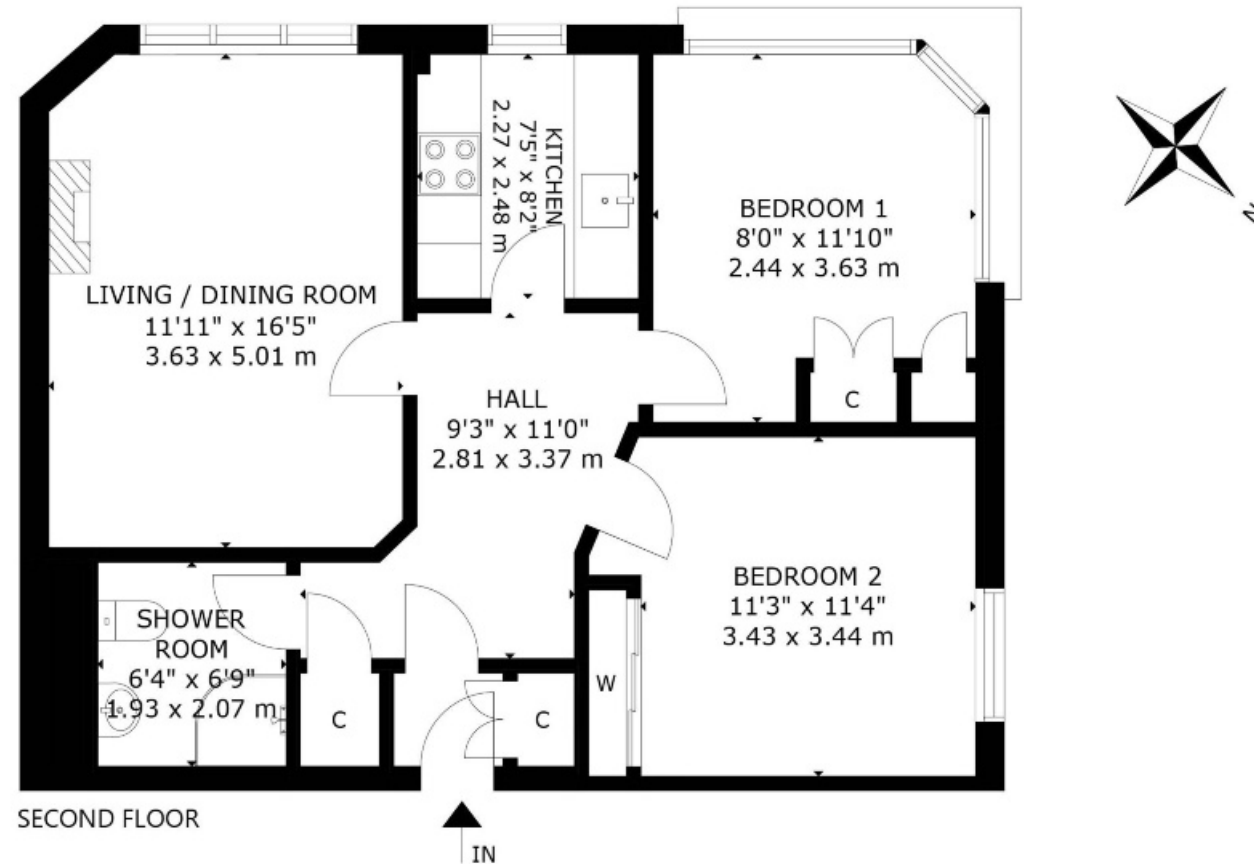
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





29/8 GREENPARK, EDINBURGH, EH17 7TB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 645 SQ FT / 60 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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