



9 Greenpark
LIBERTON | EDINBURGH | EH17 7TA


warner's
solicitors & estate agents





9 Greenpark, Liberton

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Warners are proud to showcase this beautifully presented three-bedroom contemporary link-detached home, occupying a corner plot with garage, driveway and south-facing garden, offering the perfect blend of contemporary style and comfort, situated on a quiet cul de sac in the sought-after Liberton area around four miles to the South of the city centre. Greenpark is an attractive established residential development with shared landscaped amenity areas bounded by Liberton Golf Course.

An exceptional, fully renovated family home presented in immaculate, walk-in condition. Downstairs there is underfloor heating throughout. The stylish open-plan kitchen and dining area is flooded with natural light from windows to the front and side creating a bright and welcoming space and giving access out to the rear garden. Sleek handleless cabinetry, a generous peninsula with breakfast seating, induction hob, oven and discreet ceiling-mounted extractor create a clean modern finish with fridge/freezer, dishwasher and washing machine all integrated. A bright dual-aspect living room features an attractive gas stove creating a stylish focal point. There is a hallway with storage cupboard and completing downstairs is a handy WC.

Upstairs comprises three well-proportioned bedrooms, the principal bedroom with built in storage and an en-suite shower room with a waterfall shower, underfloor heating and heated towel rail, a partially floored attic and completing the accommodation is the bathroom with a bath, WC, underfloor heating and a heated towel rail. Externally, the property offers a garage, driveway, an additional allocated parking space and an attractive south-facing landscaped garden with lighting.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



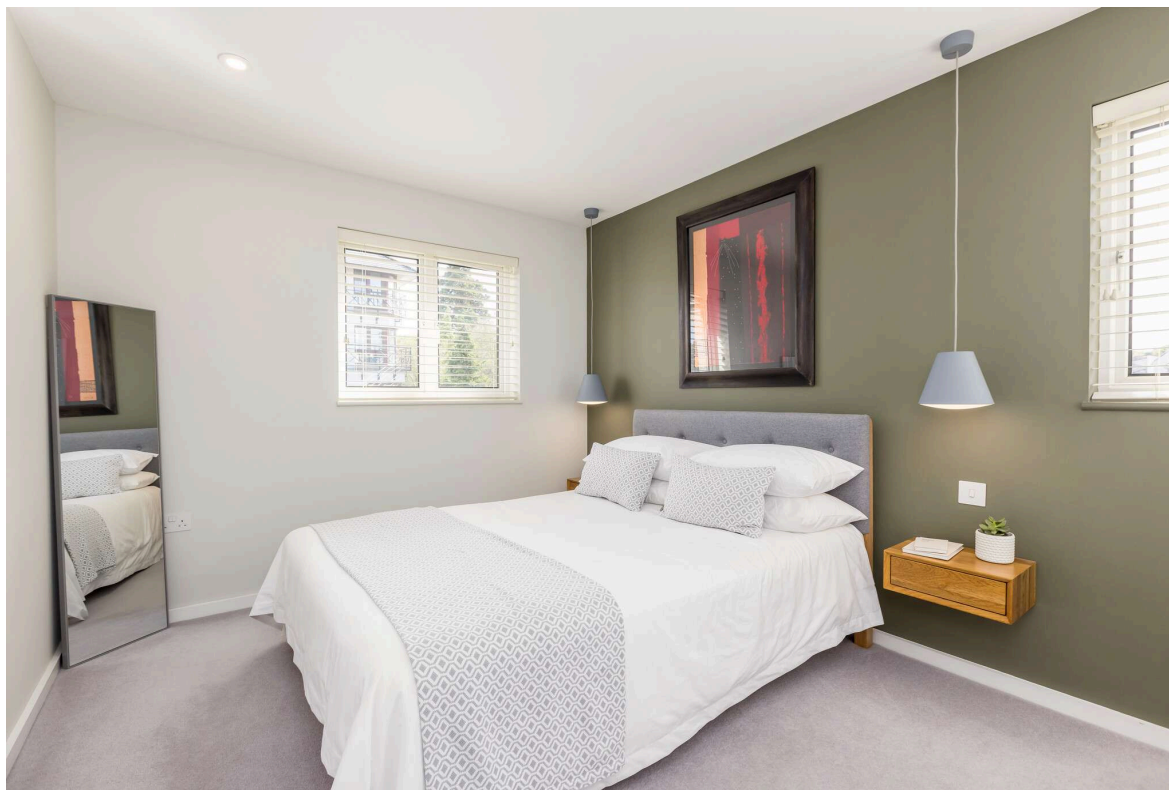


- Contemporary three-bedroom link-detached home on corner plot
- Stylish open-plan kitchen/dining area with access to the garden
- Bright dual aspect living room with gas stove
- Underfloor heating throughout ground floor and bathroom and en-suite
- Three well-proportioned bedrooms
- Principal bedroom with built-in storage and contemporary en-suite
- Modern family bathroom and convenient ground-floor WC
- Landscaped south-facing garden with outdoor lighting
- Garage, driveway and additional allocated parking space

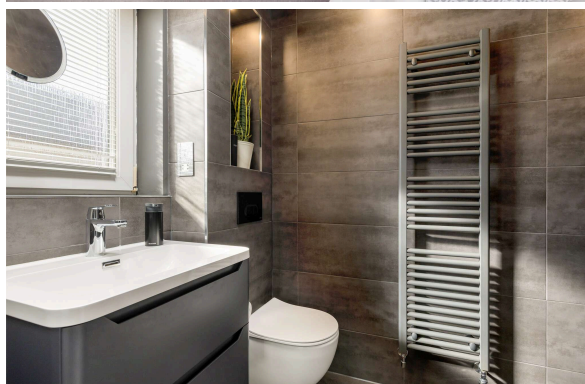
Energy Rating C.

Council Tax band F.

All fixtures and fittings, integrated kitchen appliances, carpets and blinds are included in the sale.



Liberton is a sought-after suburb to the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks.



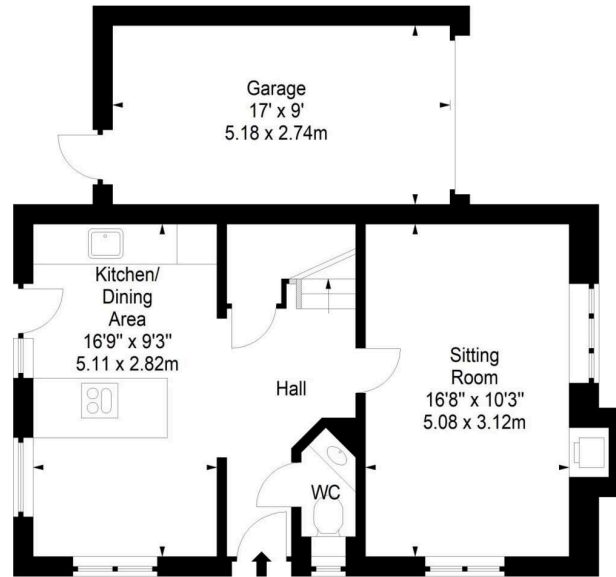
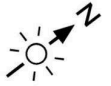




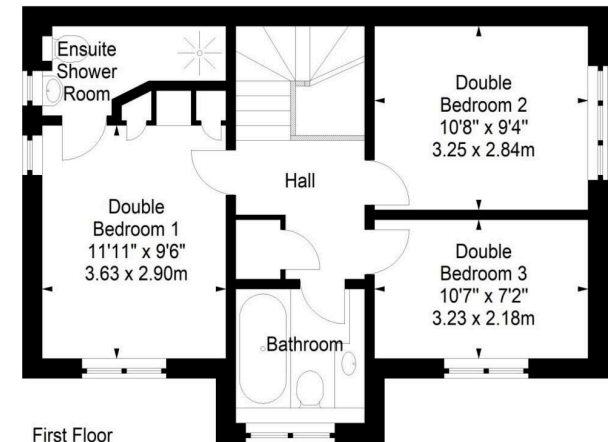
**Greenpark,
Edinburgh,
Midlothian, EH17 7TA**



Approx. Gross Internal Area
941 Sq Ft - 87.42 Sq M
Garage
Approx. Gross Internal Area
154 Sq Ft - 14.31 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor