



**10 Greenpark
Edinburgh
EH17 7TA**

A highly desirable terraced villa located in a quiet cul-de-sac on this sought after development alongside Liberton Golf Club.

- Gas central heating
- 3 Bedrooms
- Double glazed windows
- Includes appliances
- South Facing Garden
- Conservatory

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The property is situated in easy reach of local amenities and regular bus routes, it forms part of a popular residential area and offers spacious, well-maintained accommodation.

It has been neutrally decorated complimenting the wood effect floor covering throughout the ground floor.

The property is full of natural light and has a great layout which lends itself to modern living and there is a conservatory enjoying garden views.

The property comprises a hallway, living room, dining room, conservatory, fully fitted kitchen, 3 Bedrooms, two with built in storage and a 3 piece suite family bathroom. secured gated private rear garden.



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CHRISLING
PROPERTIES



CCTV alarm system has been installed in the property. All fitted floor coverings, brand new gas cooker, oven, washing machine, dishwasher, fridge and freezer are included in the sale together with the built in storage units.

Council Tax Band E

Energy Rating C

Approx Size 75 sq m

Freehold

Mono-Blocked Driveway

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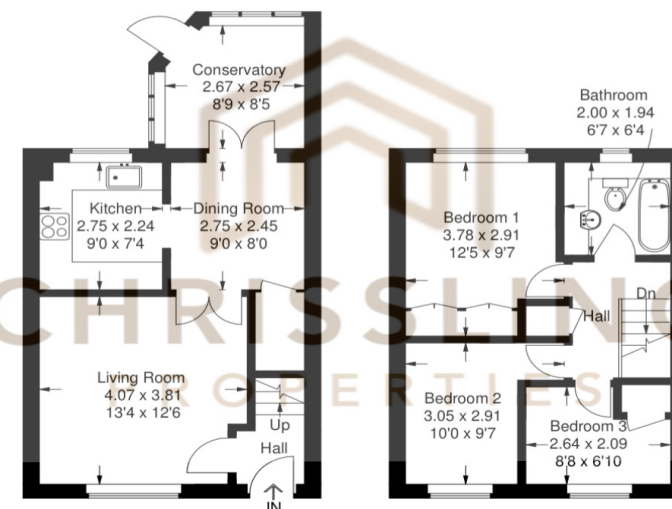
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Approximate Gross Internal Area = 75 sq m / 807 sq ft



Liberton lies approximately three miles south east of the city centre. Nearby there are local shops and services for everyday needs including a Morrison's supermarket within walking distance. A short drive away there is Cameron Toll Shopping Centre with a range of shops. The property may also be of interest to those connected with The Royal Infirmary. An efficient public transport service is also available which operates to most parts of the town and surrounding areas. The city bypass and main motorway links are also easily accessed.

DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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.

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