



Flat 7, 6 Orrok Lane, Edinburgh, EH16 5HF

Spacious & Beautifully Presented, Two-Bedroom, Dual Aspect, Second (Top) Floor Flat with Balcony

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Property Description

Spacious and beautifully presented, two-bedroom, dual aspect, second (top) floor flat, with a private balcony. Set within a modern, factored residential development, in Liberton, lying south of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, master bedroom with an en-suite, a second double bedroom, and a family-size bathroom.

Highlights include superb views to the front of Salisbury Crags and Arthurs Seat and an open outlook over playing fields to the rear.

With bright neutral decor throughout, further features include gas central heating, UPVC double glazing, and excellent storage provision, including a loft and fitted wardrobes.

The development offers a secured entry system, landscaped communal grounds, unrestricted residential parking, bike storage and easy access to the central Universities and Royal Infirmary.

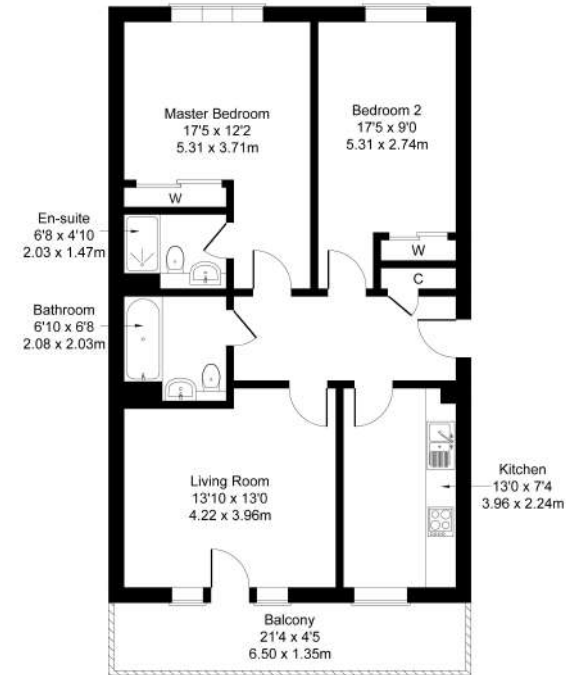
A generously sized entrance hall affords access throughout the property, including a convenient built-in storage cupboard. Set to the front, enjoying a southerly-west-facing aspect, the living room benefits from plentiful natural light, with features including ample space for dining, carpeted flooring, and a balcony offering superb views. Also, set to the front, a fitted kitchen with wall and base units, stone effect worktops, a tile surround and a sink with a drainer, offers space for a breakfast table, with appliances including an integrated hob, oven and fridge/freezer.

A tastefully finished master bedroom is set to the rear, offering a generous room size, with carpeted flooring, a fitted wardrobe with mirrored sliding doors and a modern en-suite shower room; whilst bedroom two is similarly well finished, including a fitted wardrobe with mirrored sliding doors and wood effect flooring. Completing the accommodation, the family-size bathroom is fitted with a three-piece suite including an electric shower over the bath and tiled splash walls.

An EWS1 form has been obtained and can be found at the back of the Home Report.

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Approximate Gross Internal Area: (800 sq ft - 74 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Liberton is an established residential area, south of Edinburgh city centre, offering an extensive range of family-orientated housing, with local shopping available throughout. A Morrisons supermarket is located on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. The property is located beside Kirk Brae Recreation Ground, with Liberton Golf Course on the doorstep, and the Commonwealth Pool a short drive away; whilst Braid Hills and Pentlands Hills are also

within proximity and offer fantastic green spaces, with pleasant walking. Liberton is an ideal location for access to the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae; while the City Bypass is easily reached linking central Scotland's main arterial roads.





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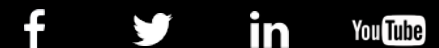
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