

Flat 4, 6 Orrok Lane

EDINBURGH, EH16 5HF



Spacious & Modern Two Bedroom Flat In Liberton



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McEwan Fraser Legal is delighted to present this well-proportioned two-bedroom flat within this secluded, highly sought-after development in Liberton.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living room with Juliet balcony and excellent space to accommodate living and dining furniture with various possibilities for furniture arrangements.
- Fully equipped kitchen which accommodates a breakfasting area as well as been fitted with a gas, hob, fan, oven, and freestanding white goods.

THE KITCHEN





- There are two bathrooms in the property the first being the main family bathroom which is fitted with a white three-piece suite and has a shower over the bath whilst the master bedroom benefits from en suite facilities with a modern double shower and is a three-piece suite.
- The flat has two generous double bedrooms of which both benefit from integrated wardrobes and the master bedroom has an en suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2

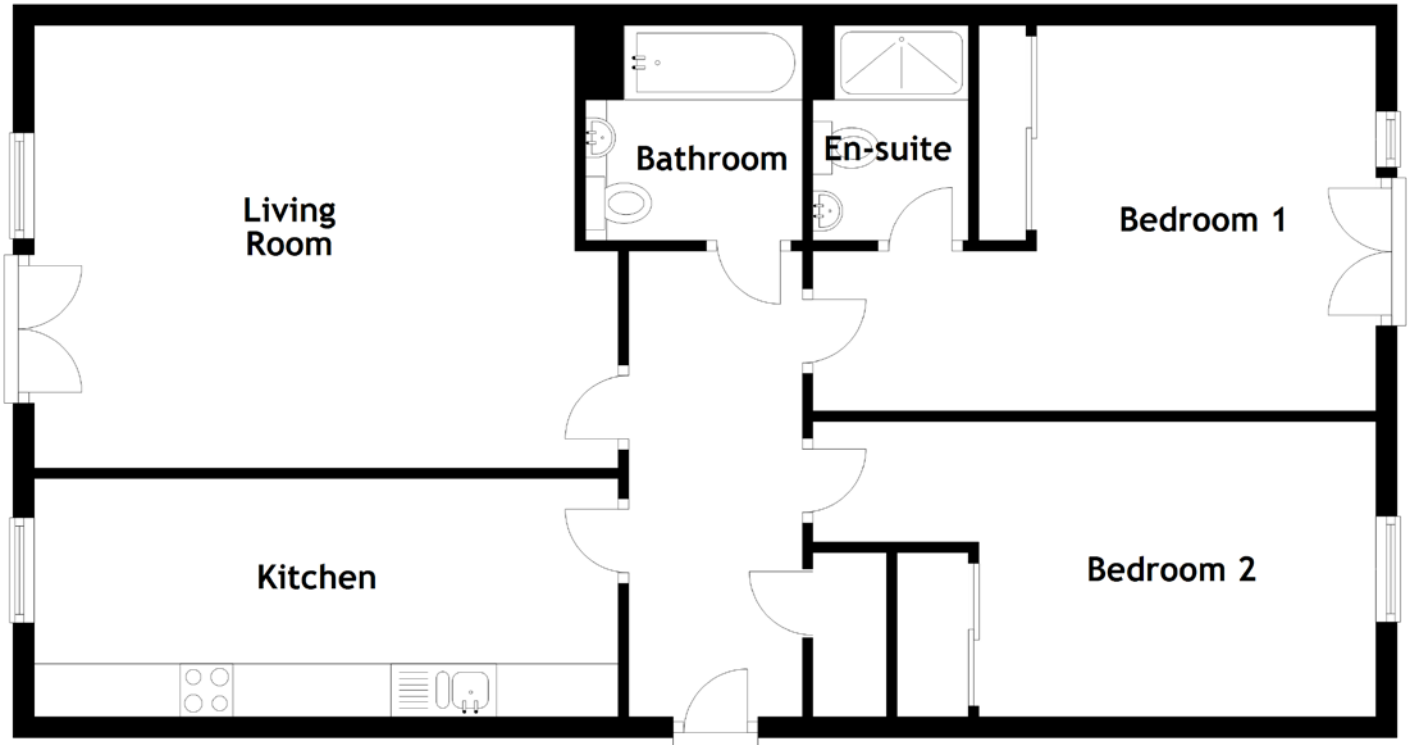


In addition, the property includes off-street parking and benefits from double glazing and modern gas central heating making for a warm and cost-effective home, year-round.

VIEWS



FLOOR PLAN, DIMENSIONS & MAP

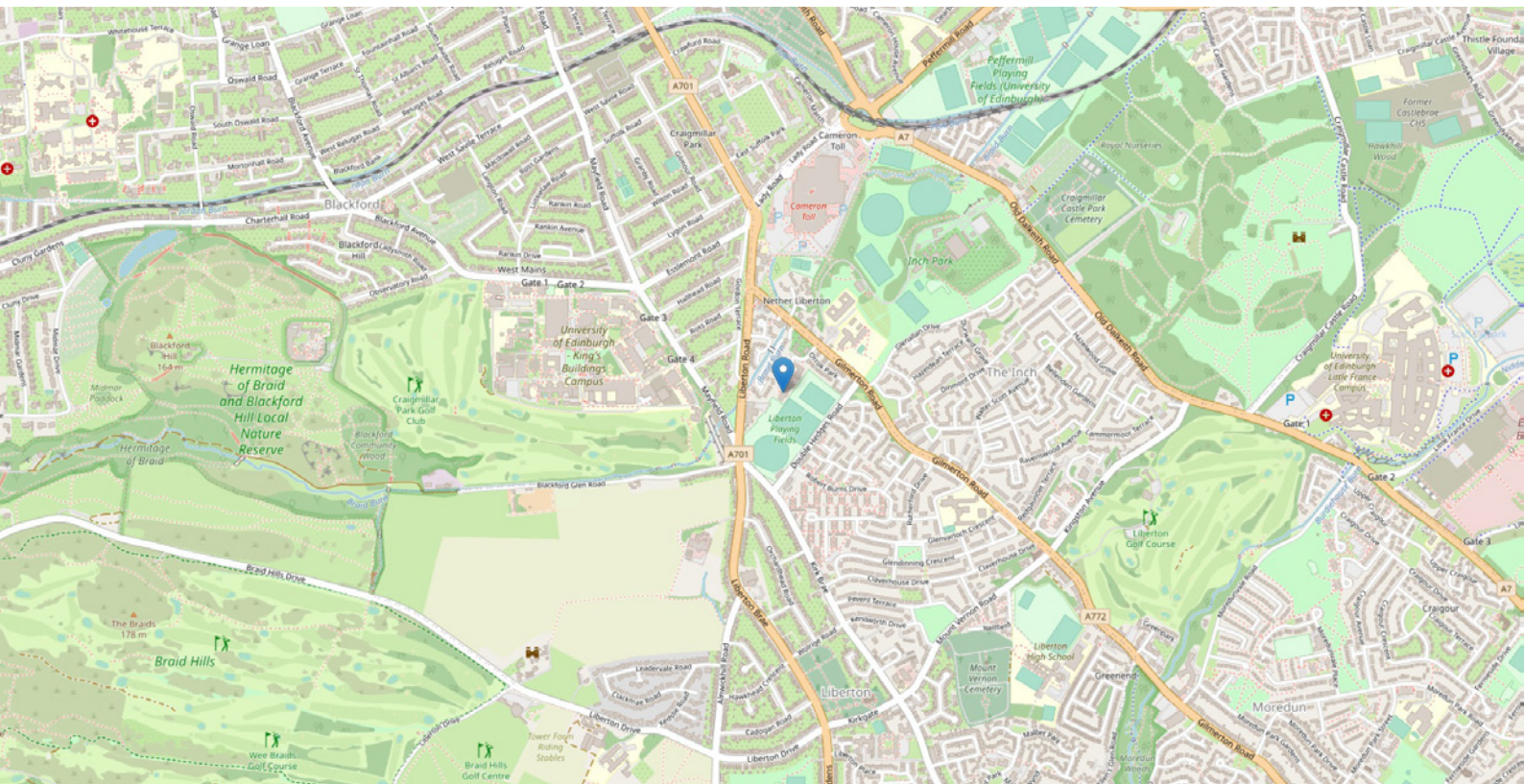


Approximate Dimensions
(Taken from the widest point)

Living Room 6.31m (20'8") x 5.52m (18'1")
 Kitchen 5.52m (18'1") x 2.25m (7'5")
 Bathroom 2.05m (6'9") x 2.03m (6'8")

Bedroom 1 5.32m (17'6") x 3.64m (11'11")
 En-suite 2.03m (6'8") x 1.47m (4'10")
 Bedroom 2 5.32m (17'6") x 2.79m (9'2")

Gross internal floor area (m²): 84m²
 EPC Rating: B



THE LOCATION

Liberton is a sought-after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.





There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located in Little France just a short car journey away.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.




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**Part
 Exchange
 Available**



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