

3/10 Orrok Lane

LIBERTON, EDINBURGH, EH16 5HF



*Impeccable Penthouse with outstanding views
in Edinburgh's ever-popular Liberton*



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An excellent opportunity has arisen to acquire this incredible four-bedroom penthouse. The property offers generous proportions and an abundance of natural light, it has the best position within this modern, sought after development. This would make an excellent family home or arguably one of the best places to entertain in the city. The property is offered to the market in outstanding order with high specification finishes.

THE ENTRANCE



The penthouse has been upgraded to an excellent standard by the current owners, as you walk through the front door, you note an ambience that - this really is a special place to call home. The entrance hallway leads to all rooms, and the recently restored floors provide a real feeling of grandeur.

THE LIVING ROOM



The jewel in the crown is certainly the main living room, with stunning floor to ceiling windows and gorgeous views. The sheer space on offer can accommodate a huge range of different furniture configurations allowing an incoming purchaser tremendous flexibility to create a wonderful entertaining space, either in or outdoors.



THE KITCHEN



The designer kitchen is fitted with a good range of bespoke floor and wall mounted units providing ample worktop space, with full appliances included, it's sure to appeal to any aspiring chef.



DINING ROOM/BEDROOM



The dining room provides an ideal space for formal entertaining with french doors providing access to the recently upgraded balcony. This could alternatively be used as an extra bedroom, which is what the current owners have done.



THE BATHROOM

The stunning fully tiled main bathroom has underfloor heating, Grohe & Bauhaus finishes, a walk-in rain shower, and a luxury vanity unit.



There are a further 3 double bedrooms all of which boast useful integrated storage, one is currently being used as an office but this property really offers so much flexibility. There is plenty of storage throughout the property, with a main press allowing for the storage of almost anything - quite uncommon in flats. The master bedroom completes the penthouse, it has a brand new bathroom with luxury range finishes and a glorious view of Arthurs Seat - the perfect view to start your day.

THE MASTER BEDROOM





BEDROOM 3



BEDROOM 4

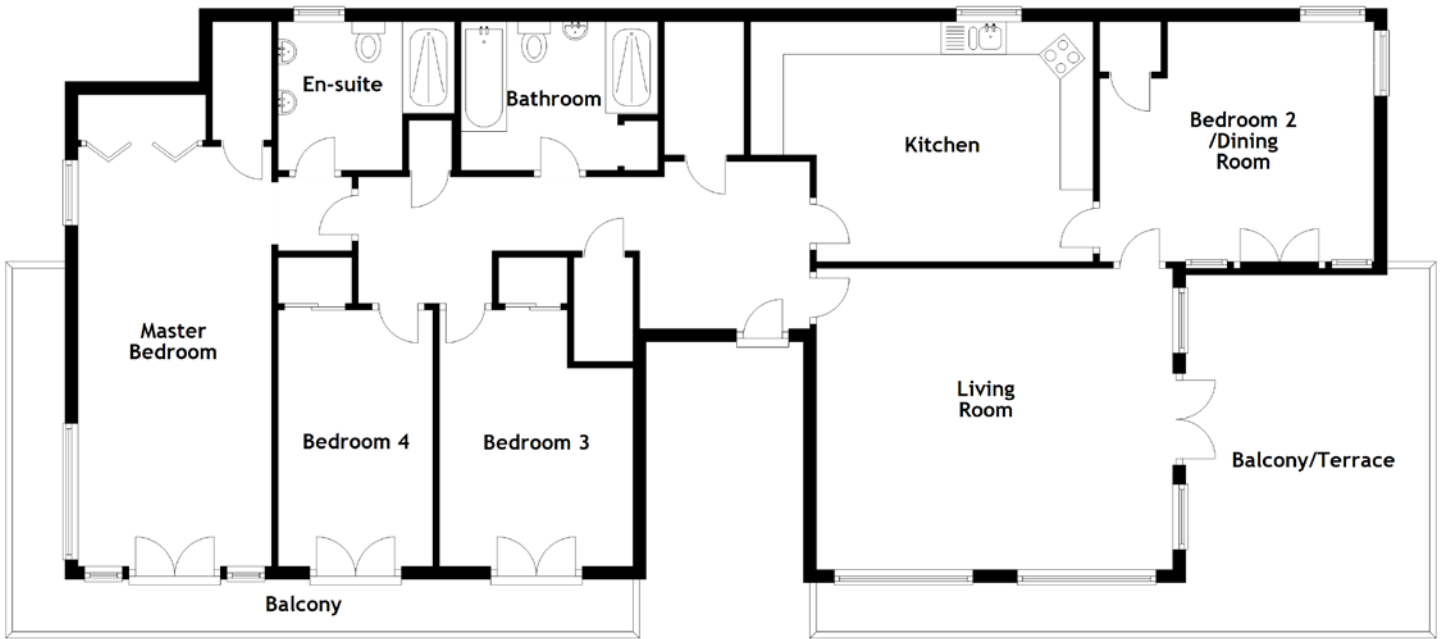


For extra warmth and comfort, the property boasts gas central heating and double glazing. The boiler is brand new and also has a “Nest” Smart Home Thermostat. There is also plenty of parking in the immediate vicinity.

THE BALCONY

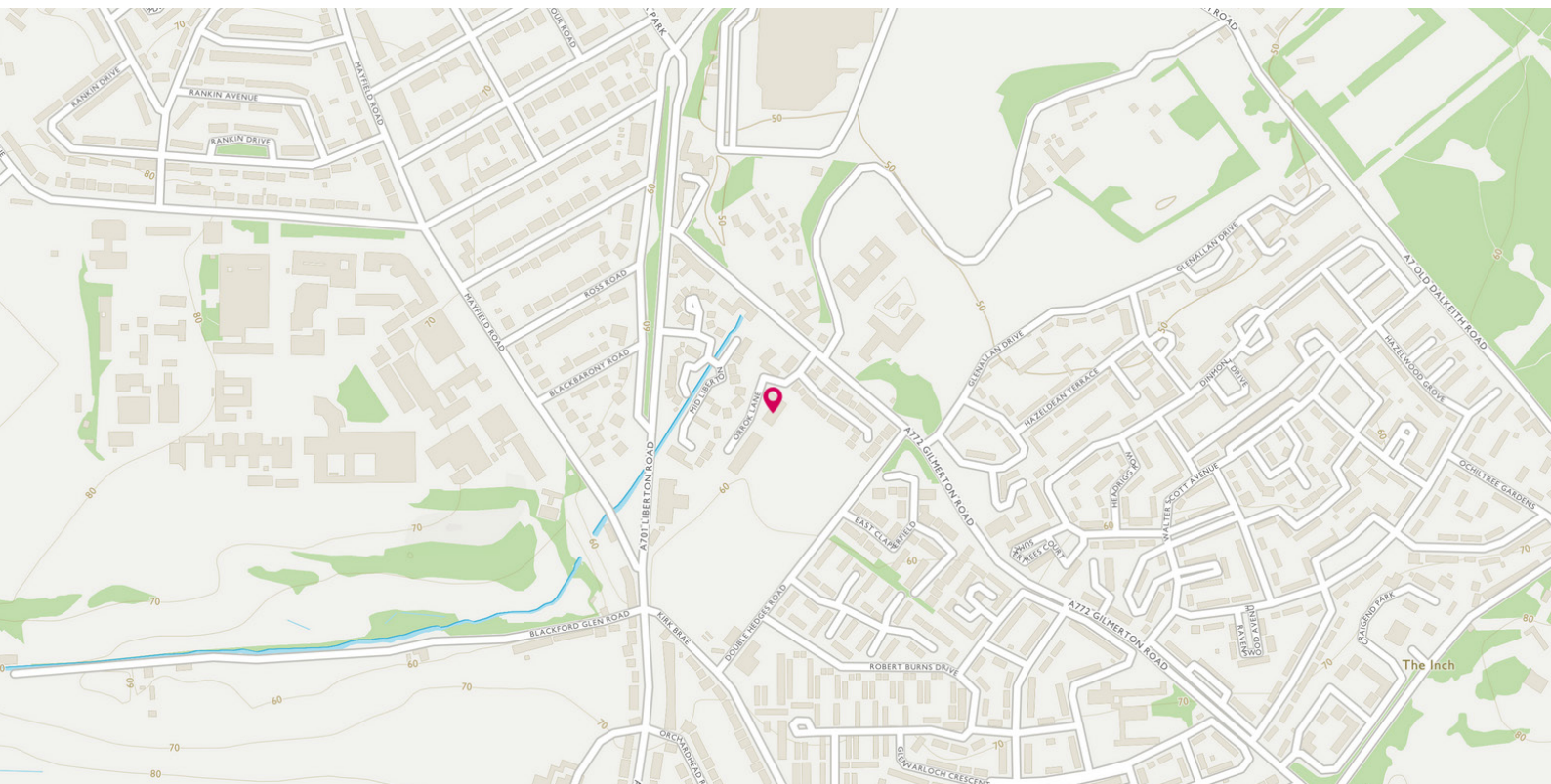


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room	5.45m (17'11") x 4.61m (15'1")	Balcony/Terrace	9.43m (30'11") x 5.56m (18'3")
Kitchen	4.23m (13'11") x 3.67m (12')	Balcony	9.01m (29'7") x 5.51m (18'1")
Bathroom	3.01m (9'11") x 2.27m (7'5")		
Master Bedroom	6.42m (21'1") x 2.96m (9'9")	Gross internal floor area (m²): TBCm²	
En-suite	2.70m (8'10") x 2.27m (7'5")	EPC Rating: TBC	



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 a wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are a nursery, primary and secondary schools within easy access and of course the many independent schools which are easily accessible by bus. The Kings Buildings Campus of Edinburgh University is within walking distance.





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. This is the right side of town for easy access for the New Edinburgh Royal Infirmary which is located at Little France just a short car journey away.

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 ending up near Morningside and the Braid Hills.



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