

3/10 Orrok Lane

LIBERTON, EDINBURGH, EH16 5HF



*RARE 3 BEDROOM PENTHOUSE IN
THE HEART OF LIBERTON*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this exceptional three-bedroom penthouse. It's more than just a home, it is a statement of style, space, and sophistication. Occupying the pinnacle of an exclusive development in the sought-after suburb of Liberton, this truly unique abode is presented to the market in flawless walk-in condition. Properties of this calibre are seldom available, and when they do appear, they are quickly secured by those who appreciate the rare combination of location, design, and quality.

From the moment you step inside, you are greeted by a sense of light and openness. Expansive glazing frames panoramic vistas, including the unmistakable silhouette of Arthur's Seat, while multiple sets of sliding doors invite you to step onto wrap-around balconies and a magnificent private terrace, perfect for morning coffee, al fresco dining, or simply watching the city skyline transform with the changing light.



The heart of the home is a vast open-plan living and dining area, ideal for both grand entertaining and relaxed family gatherings. The adjoining kitchen is a chef's delight, stylish, spacious, and complete with a walk-in pantry larder, offering both convenience and discreet storage. High-quality finishes, extensive work surfaces, and thoughtful design ensure it is as practical as it is beautiful.







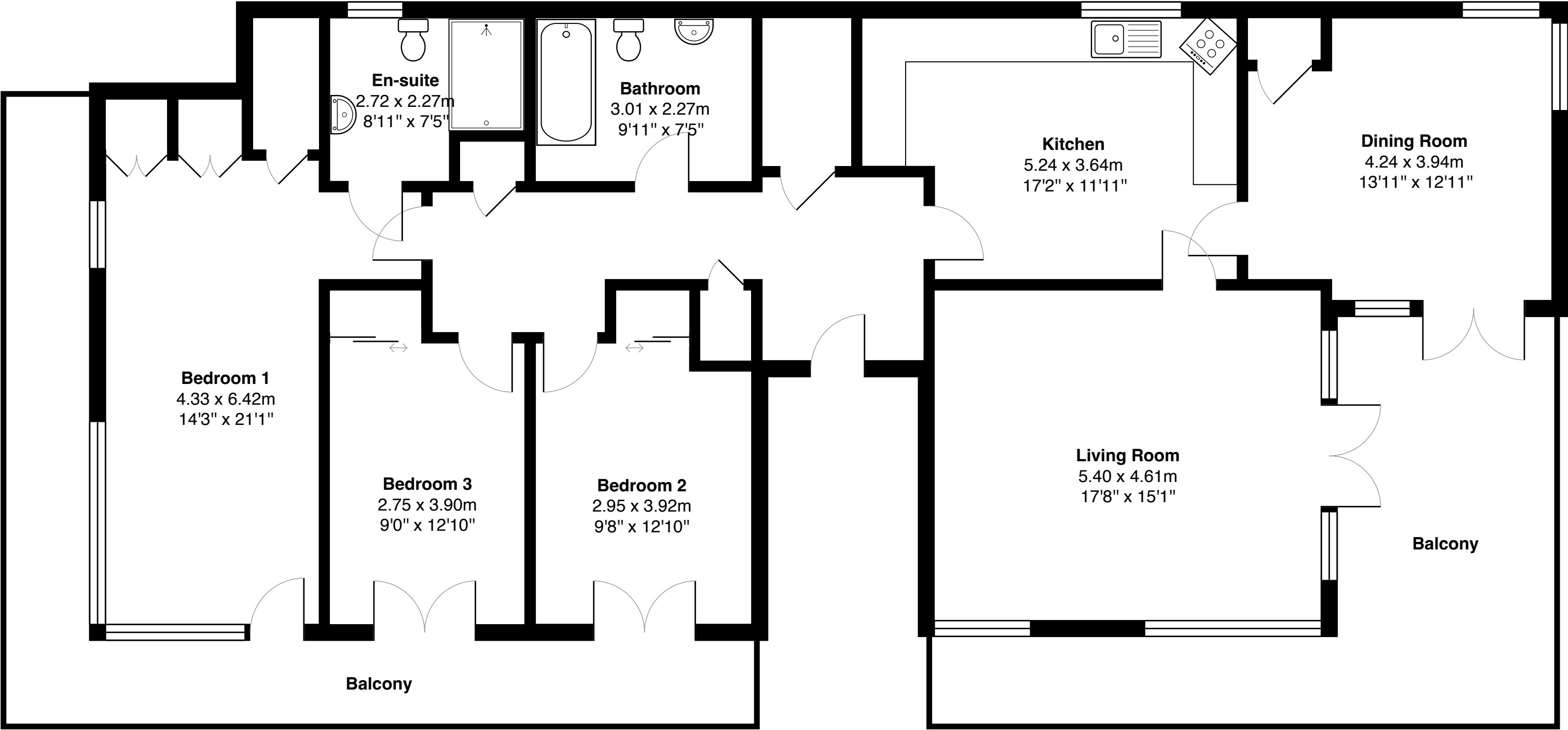
Every one of the three generously proportioned bedrooms enjoys direct access to the balconies, creating a seamless blend of indoor comfort and outdoor freedom. The master suite is a sanctuary of calm, bathed in natural light, with a fully tiled en-suite shower room featuring a premium Japanese toilet for the ultimate in modern luxury. The family bathroom echoes this refinement, also fully tiled and equipped with the same high-specification fixture.

Throughout, storage has been meticulously considered, with an abundance of cleverly integrated solutions ensuring the home remains as uncluttered as it is elegant.









Gross internal floor area (m²): 146m²
EPC Rating: B



Set in a leafy, tranquil location, yet only minutes from Edinburgh's vibrant city centre, this penthouse offers the perfect balance of privacy and connectivity. Whether it's hosting friends on the terrace with Arthur's Seat as your backdrop, or enjoying a quiet evening watching the sun set over the city, this is a property that elevates everyday living to something truly extraordinary.

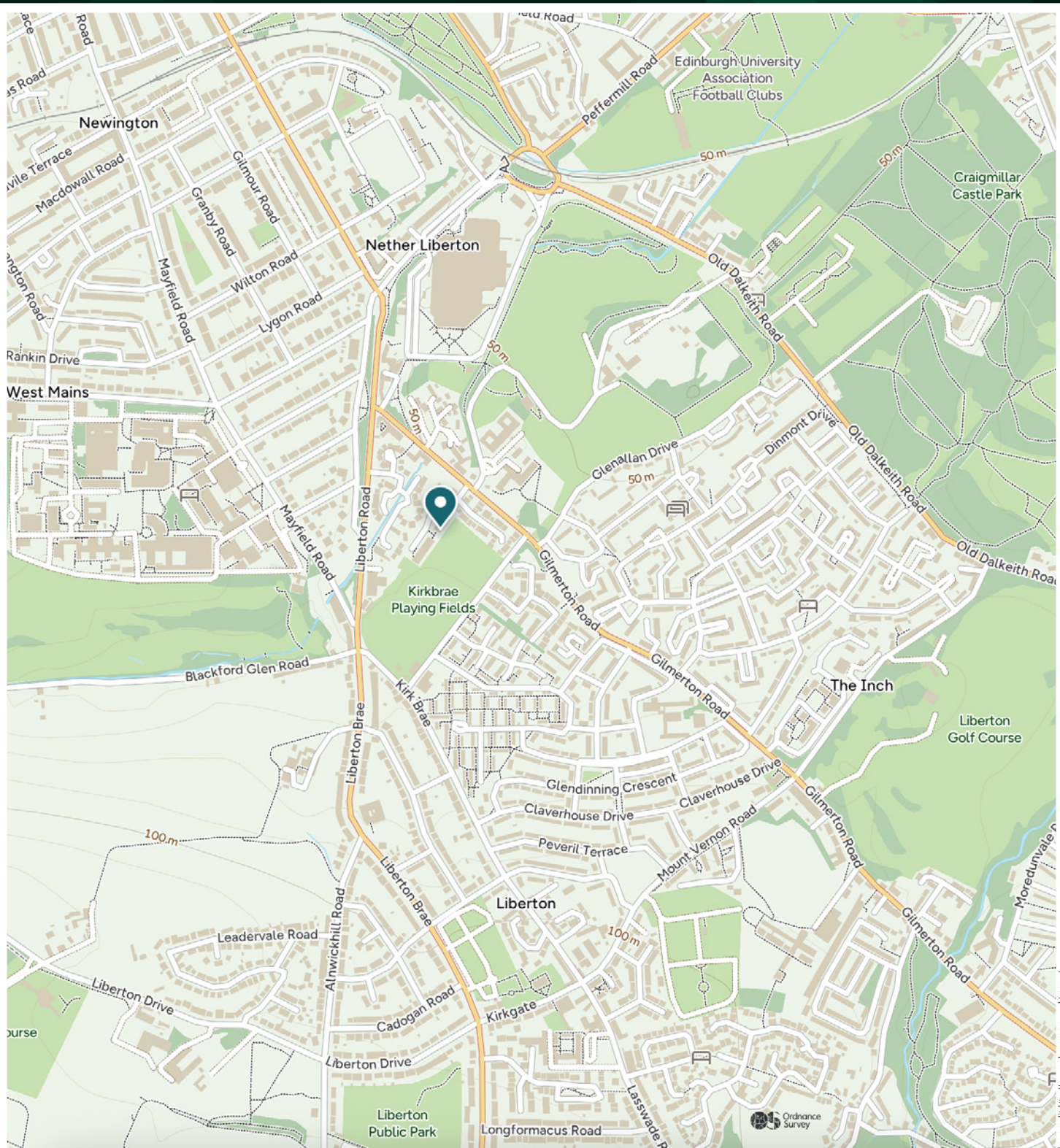




Liberton is one of Edinburgh's most desirable residential areas, offering the perfect balance between peaceful suburban living and easy access to the city centre. Known for its leafy streets, open green spaces, and panoramic views towards Arthur's Seat and the Pentland Hills, the area has a welcoming, village-like feel while still being just a short commute from Edinburgh's bustling heart.

The neighborhood benefits from an excellent range of local amenities, including independent shops, cafes, and everyday conveniences, while nearby Cameron Toll Shopping Centre provides larger retail options. For those who enjoy the outdoors, Liberton is surrounded by scenic walking routes, golf courses, and beautiful parkland.

Families are particularly drawn to the area for its highly regarded schools and strong sense of community. Transport links are superb, with regular bus services into the city, easy access to the Edinburgh City Bypass, and proximity to key routes heading south and west. Whether you're seeking tranquility, connectivity, or a blend of both, Liberton offers an exceptional quality of life, making it one of the capital's most sought-after addresses.



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