



7 KIRK PARK

Liberton, Edinburgh, EH16 6HZ



2
Public Room



5
Bedrooms



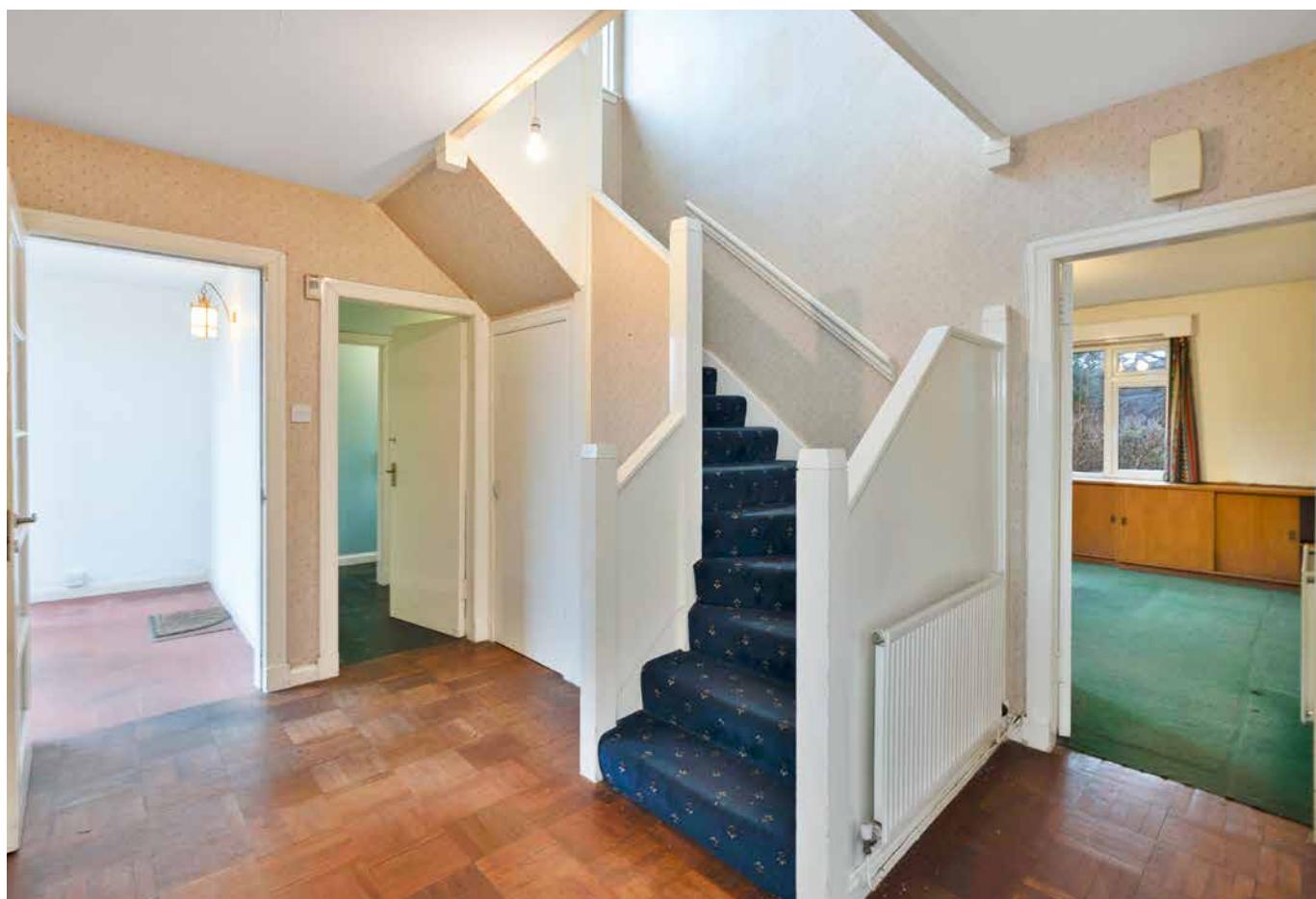
2
Bathroom

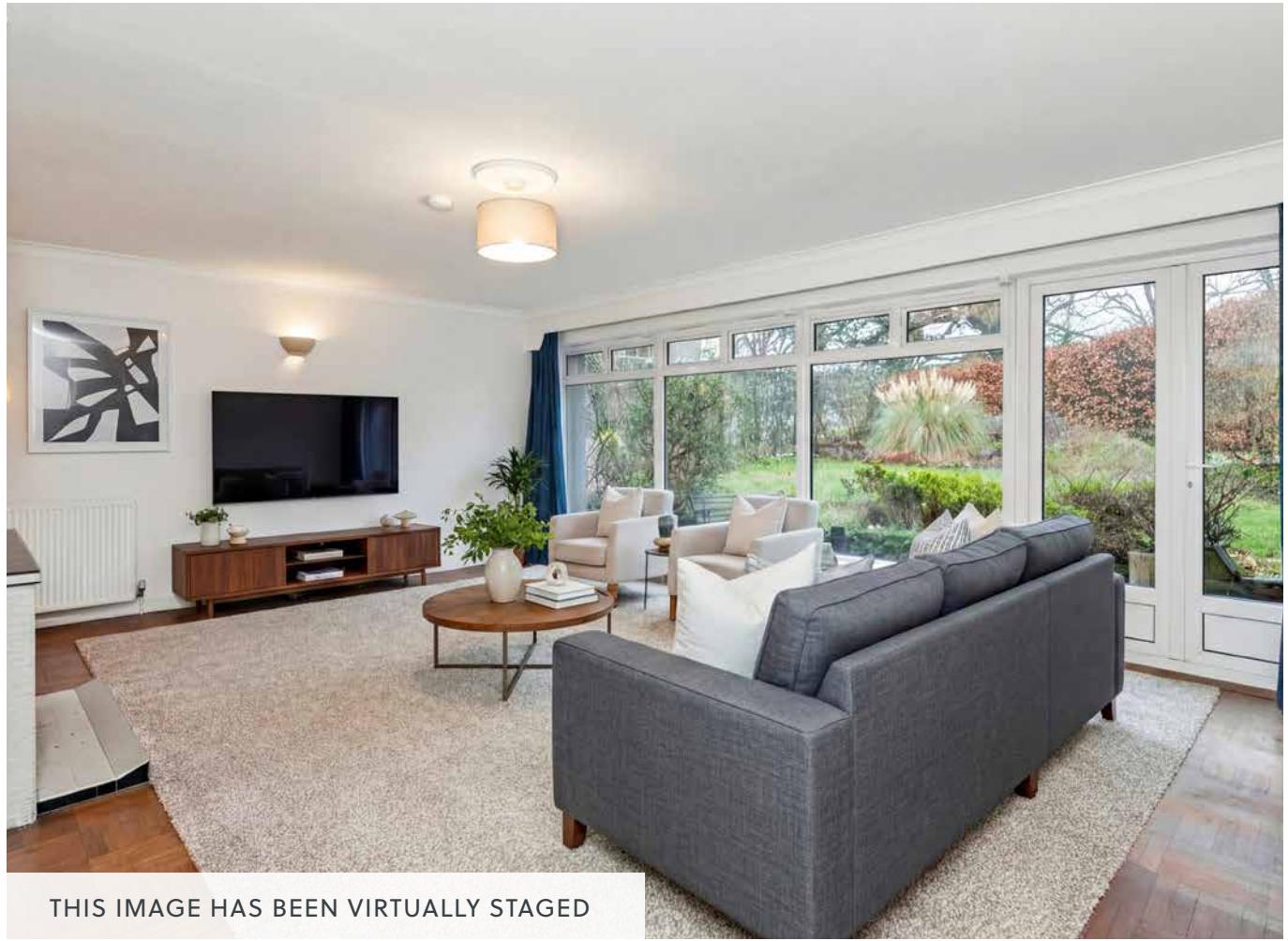


7 KIRK PARK

Welcome to a substantial detached home which offers large, light-filled rooms and a high degree of versatility, with layouts for three reception rooms and four bedrooms, or one reception room and six bedrooms. It features a southwest-facing living room illuminated by oversized windows, a generously appointed kitchen, and an equally spacious dining room and sitting room that can both be used as additional bedrooms. Conveniently, it also has a family bathroom, WC, and en-suite. Furthermore, the property includes generous grounds, incorporating a driveway, a secure garage, and a wonderfully large garden with mature plants and a southwest-facing aspect.

Set on a cul-de-sac, this home has a prime position in the heart of popular Liberton. It is within easy reach of excellent amenities, including convenience stores and supermarkets, and it is a brief walk from regular bus links as well. Schools are also within walking distance, along with some lovely public parks. Edinburgh's green belt and the Pentland Hills are easily accessible too, ensuring lots of opportunities for families to enjoy the outdoors. In addition, the city centre can be reached in as little as 15 minutes by car, ensuring the best of both worlds.





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EPC
RATING

G
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366



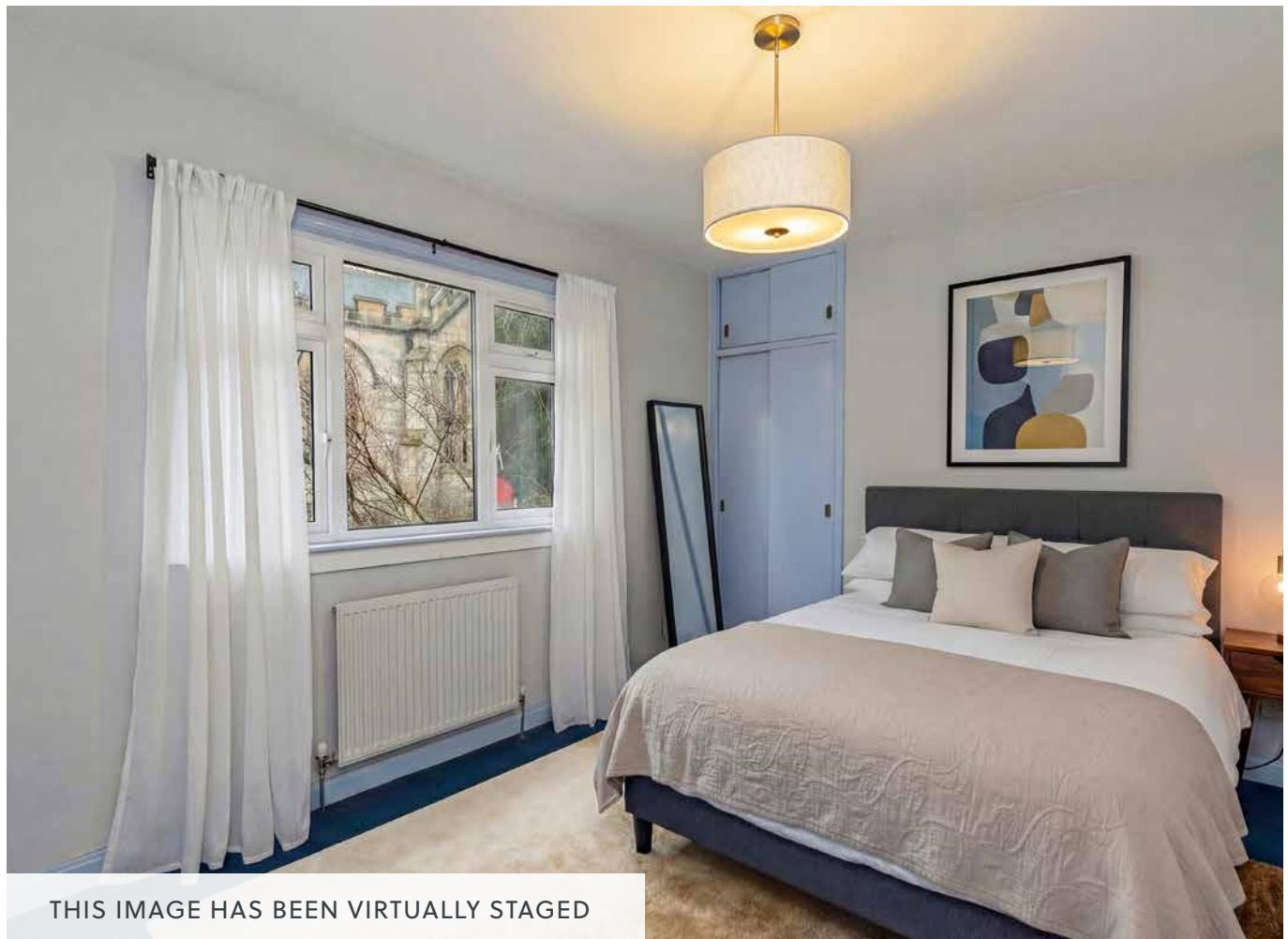
Features

- Large detached house
- Cul-de-sac setting in sought-after Liberton
- Naturally-lit entrance porch
- Hall with storage, cloakroom, and a WC
- Expansive living room with French doors
- Spacious dining room with serving hatch
- Dual-aspect sitting room/additional bedroom
- Well-appointed kitchen and separate utility room
- Bright landing with an airing cupboard
- Four double bedrooms (three with wardrobes)
- Versatile box room for storage or creative use
- 2pc en-suite shower room with shower & washbasin
- Airy 3pc family bathroom with overhead shower
- Fully-enclosed rear garden with a suntrap aspect
- Private driveway and an integrated single garage

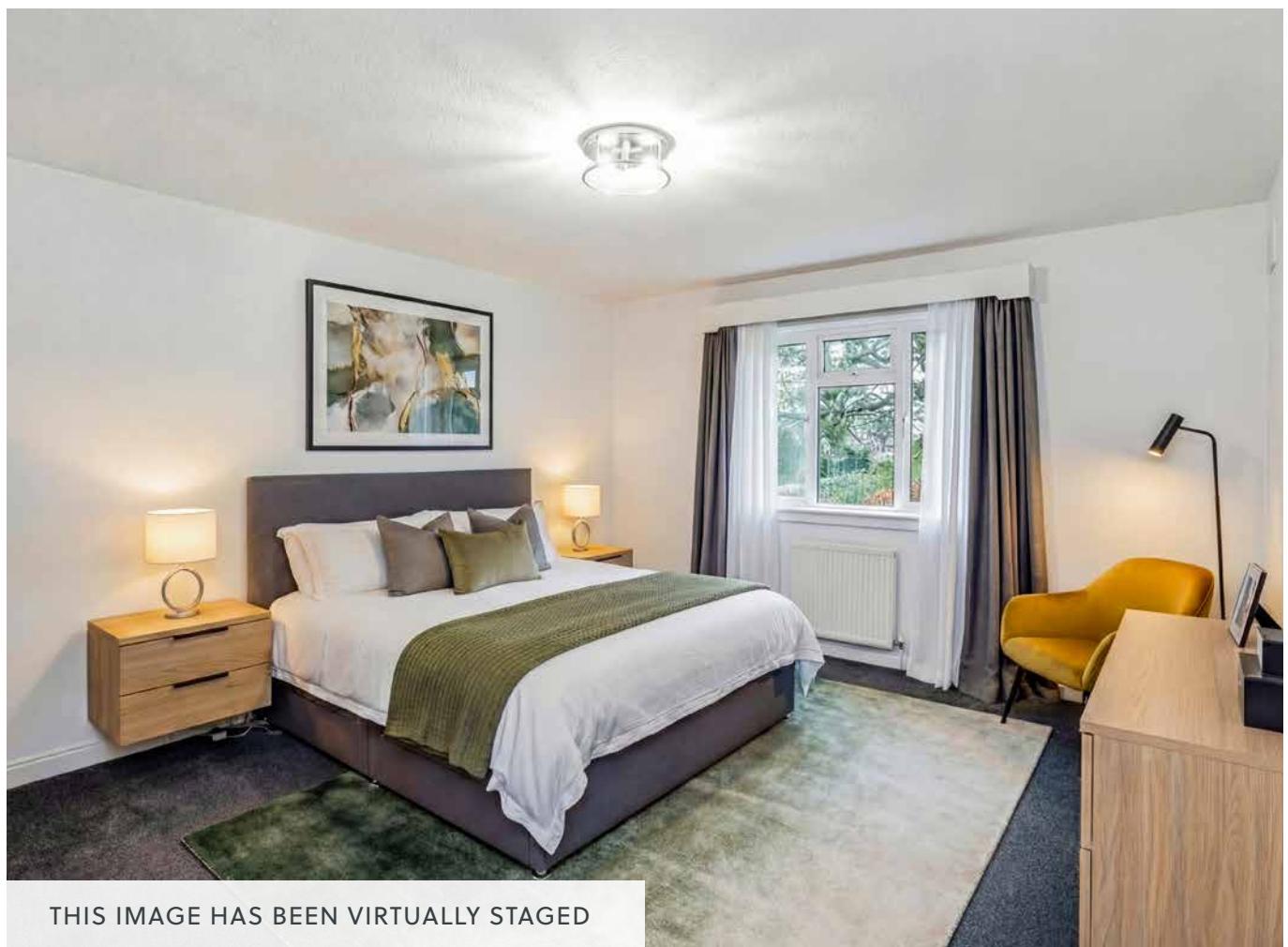




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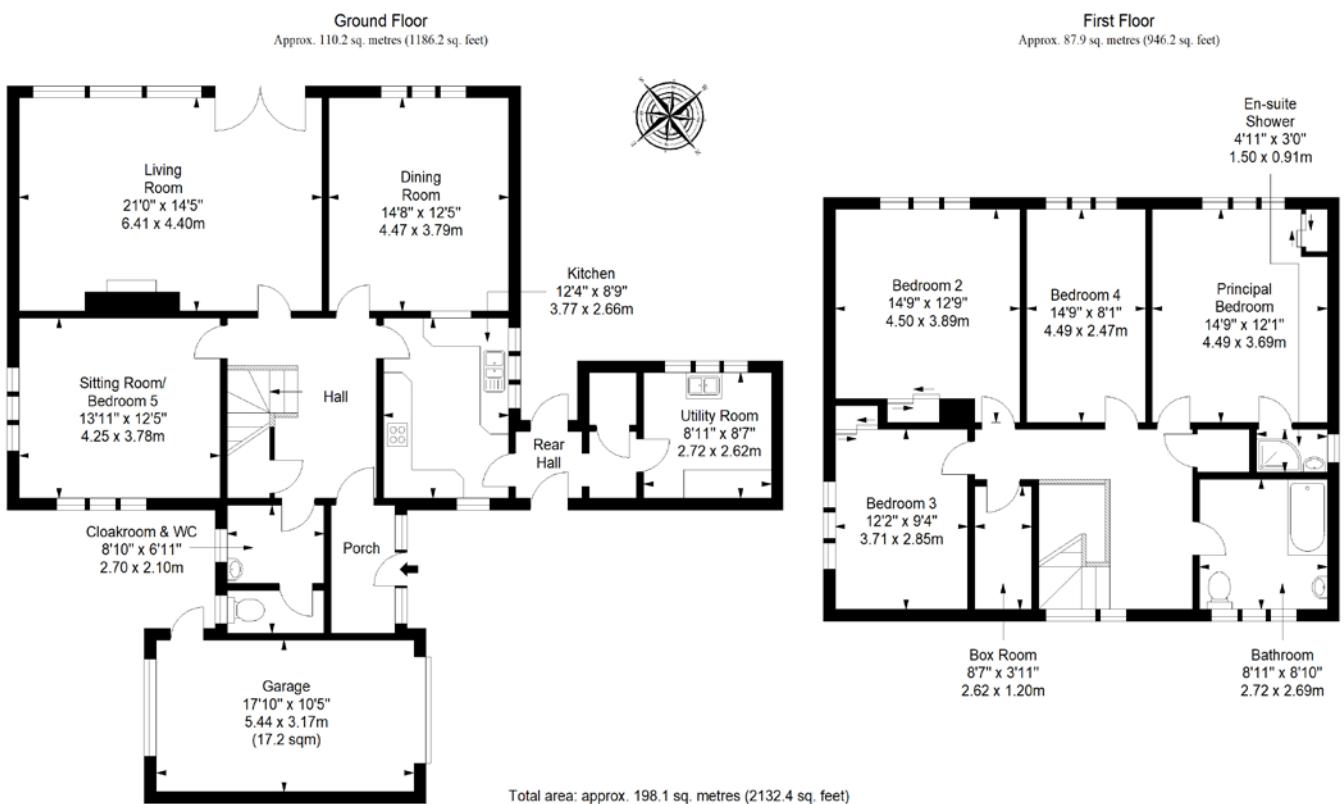
Extras: a gas cooker, a freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Please note, some rooms have been virtually staged for illustration purposes.



LIBERTON, EDINBURGH

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.