



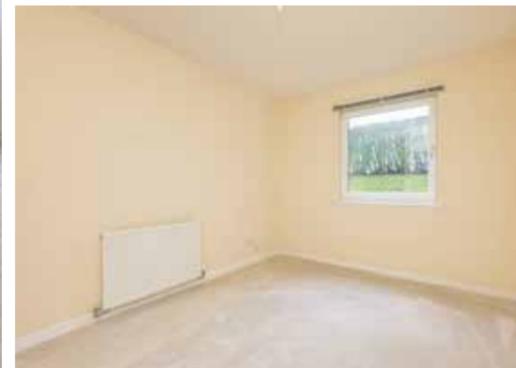
6/1 Orrok Lane
Liberton, Edinburgh, EH16 5HF.

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Generously proportioned living room/dining room.
- Breakfasting kitchen with appliances.
- Master bedroom with built in mirrored wardrobes & ensuite shower room.
- French doors to a Juliette style balcony.
- Further double bedroom with built in mirrored wardrobes.
- Contemporary fitted wet room.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Residence parking.



GENERAL DESCRIPTION

A ground floor flat part of a modern development in the highly sought after Liberton district of the city, perfectly positioned for access to wide range of local amenities and a short journey to the south of Edinburgh City Centre. The property would be suitable for a range of buyers and the spacious accommodation comprises: -

LOCATION

Liberton is situated approximately three miles south of the city centre, offering peaceful living within a stone's throw of the hustle and bustle of the heart of Edinburgh. The area is largely residential along with many tranquil green spaces. The accommodation is within close proximity to Edinburgh City Centre with a frequent bus service and excellent commuter links further afield via the City bypass & motorway networks. There is a range of shops close by, including Cameron Toll Shopping Centre with high street retailers and a Sainsbury's, independent shops along with a number of other amenities including a post office and pharmacy. Great outdoor pursuits are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid, all of which enjoy panoramic views of the city.

COUNCIL TAX BAND E.
TRAIN STATION APPROXIMATELY 3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT APPROXIMATELY 12 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 300 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.



Orrok Lane,
Edinburgh,
Midlothian, EH16 5HF



Approx. Gross Internal Area
898 Sq Ft - 83.42 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

FACTORING NOTE:

The development is factored by Speirs Gumley with an approximate charge of £400 per quarter. This covers the maintenance of all the communal areas and also the block's buildings insurance.



ENERGY PERFORMANCE
CERTIFICATE RATING B

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.