

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

FLAT 2, 6 ORROK LANE,
EDINBURGH,
EH16 5H



Situated in an established Liberton development with parking and landscaped grounds, this two-bedroom apartment is characterised by generously proportioned interiors, plentiful natural light, and an appealing interior design.

The ground-floor front door opens into a welcoming hallway, leading to an exceptionally spacious and light-filled living and dining room. Featuring plush carpeting, a soft neutral colour palette, and a living flame fireplace set within an ornate white mantle, this inviting space is ideal for unwinding or entertaining. French doors open directly onto a private west-facing patio, perfect for enjoying the afternoon sun. Adjoining through elegant sliding doors is a generous modern kitchen. Stylishly appointed, it boasts under-base lighting, white wall and floor units, contrasting black worktops, a Belfast sink, and a range cooker set against a black metro-tiled splashback. Each of the double bedrooms is well presented and benefits from built-in wardrobes. The principal bedroom enjoys access to an en-suite shower room with a hidden cistern WC and a washbasin built into vanity. A main bathroom mirroring the style of the en-suite but with the inclusion of a bath and wall-mounted shower, completes the accommodation. Outside, the private west-facing patio offers a lovely setting for outdoor relaxation or dining. Residents' parking is available.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- Two-bedroom ground-floor apartment
- Incredibly spacious living dining room opening to a west-facing patio
- Modern kitchen
- Two double bedrooms, one with en-suite
- Well-appointed bathroom
- Gas central heating
- Double glazing
- West-facing patio
- Residents' parking
- Landscaped grounds

Area

Liberton is a popular residential area lying four miles south of Edinburgh City Centre. Recreational pursuits include those at the nearby Liberton and Braid Hills Golf Clubs as well as peaceful walks at Craigmillar Castle and the Hermitage of Braid. Cameron Toll Shopping Centre and Straiton Retail Park are within easy reach with both housing well-known high-street stores and supermarkets. It is an excellent location for The Royal Infirmary and The University of Edinburgh Kings Buildings. Schooling includes Liberton Primary and High School. Regular bus services operate to and from the city centre and surrounding areas with the City Bypass ensuring swift access to Edinburgh Airport and the Queensferry Crossing.

EPC Rating: B

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

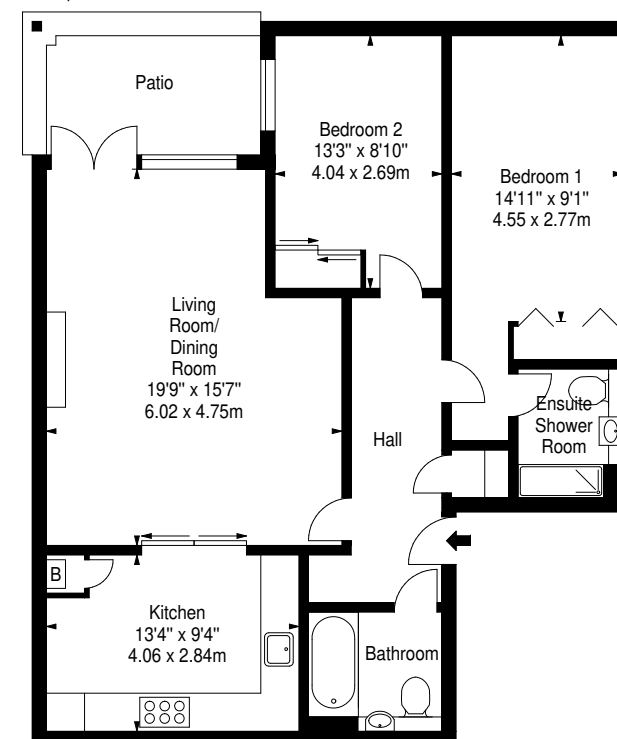




**Orrok Lane,
Edinburgh,
Midlothian, EH16 5HF**



Approx. Gross Internal Area
904 Sq Ft - 83.98 Sq M
For identification only. Not to scale.
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Ground Floor

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