



194 Greenwell Wynd, Edinburgh, EH17 8WP

*Well-presented three-bedroom mid-terraced family home with south-facing rear garden*

URQUHARTS  
EDINBURGH





## DESCRIPTION

194 Greenwell Wynd is a well-presented three-bedroom mid-terraced villa, forming part of a modern established development, with enclosed south-facing rear garden and residents parking. Situated in the popular Mortonhall area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright living room overlooking the front garden; modern fitted kitchen / dining room with wall and base units, integrated appliances, patio doors to the enclosed garden and utility room with WC; three good-sized bedrooms, two with built-in wardrobes; and a family bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Three bedrooms. Bathroom. Utility room & WC.

Gas central heating. Double glazing. Well-maintained private front and rear gardens, with the south-facing rear garden mainly laid to lawn with patio, decking area and garden shed. Unrestricted on-street residents bay parking.

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

## LOCATION

Mortonhall is a quiet and popular residential area situated a few miles south of the City Centre. There are excellent local amenities including large Morrisons and Tesco Superstores, and nearby Liberton and Cameron Toll Shopping Centre are only a short journey away offering further shopping facilities. Leisure and recreational facilities include Gracemount leisure centre, The Hermitage of Braid, Blackford Hill, Braidburn Park, and Pentland Hills Country Park with dry ski slope; and several renowned golf courses including The Merchants, Mortonhall and Braids. Catchment schools are Frogston Primary and Gracemount High School, with private schooling available nearby at George Watsons and Merchiston Castle. Napier University campuses at Craiglockhart and Merchiston are also within proximity. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is within easy reach connecting all major motorway networks north and south, to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

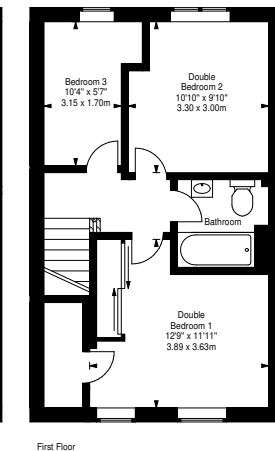
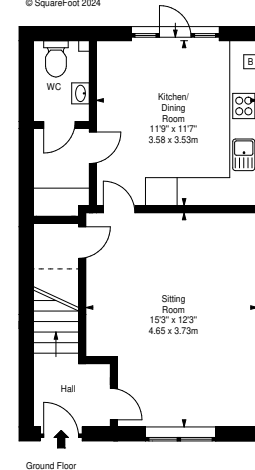
The property has an Energy Rating Category B



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Approx. Gross Internal Area  
883 Sq Ft - 82.03 Sq M  
For identification only. Not to scale.  
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2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).