

156 Greenwell Wynd, Mortonhall, Edinburgh, EH17 8GH





### Description

Immaculately presented 3 bed end terraced villa with sleek, elegant interiors, deluxe fixtures and crisp, neutral walls. Commanding an enviable setting within the sought after Heritage Grange development this perfectly proportioned home is a natural choice for a couple or young family, and comes with the added attraction of an enclosed sunny south-facing rear garden. Surrounded by beautiful countryside, the property is conveniently positioned close to excellent commuting links and bus services, great amenities including Straiton Retail Park and has its own primary school.

- Hallway
- Living room with under-stair storage
- Superbly appointed kitchen/dining room
- Utility room with adjoining WC
- Two double bedrooms, one with extensive fitted storage
- Bedroom 3
- Bathroom featuring a contemporary three piece white suite with shower over the bath
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Enclosed rear garden, offering an ideal space for outside entertaining and relaxation
- On street parking

### Extras

The fitted floor coverings, fitted blinds, oven, hob, cooker hood, dishwasher and fridge/freezer are included.

### EPC Rating: B

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

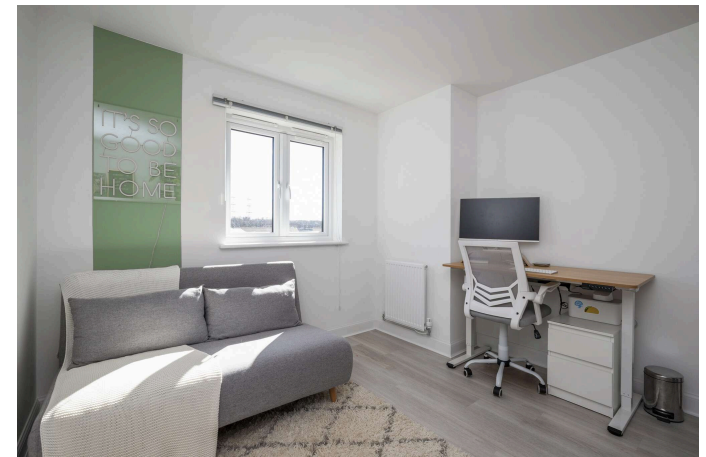
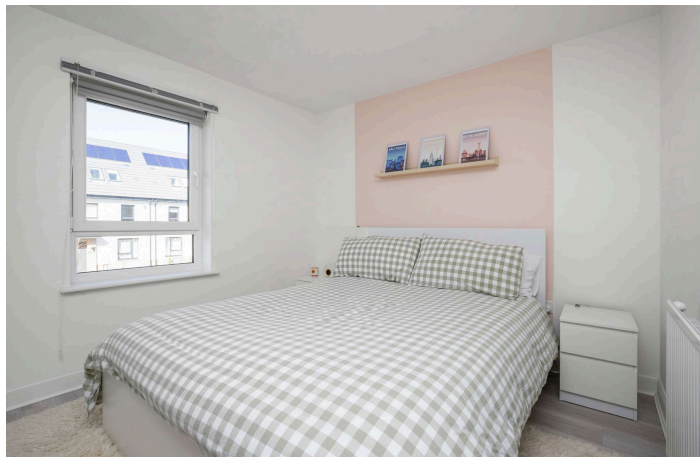


### Location

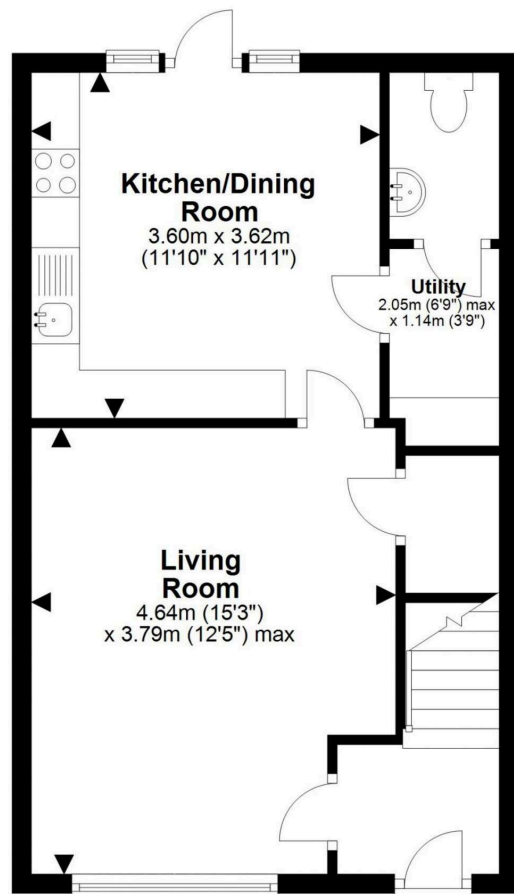
Forming part of the sought after Heritage Grange Estate, off Frogstone Road East with its own primary school, the property is perfectly positioned with its' vast open space in the centre of the estate and surrounded on the West with magnificent mature trees and farmland beyond. Lying approximately 4 miles to the south of Edinburgh City Centre, the property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing a M&S food hall & Sainsbury's supermarket. Cameron Toll Shopping Centre and Fort Kinnaird are also close at hand providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas including the Royal Infirmary of Edinburgh and the Bush Estate. For the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Heritage Grange gives access to numerous walks from your doorstep, including the Braid Hills and Pentland Hills for those who enjoy the outdoors. Mortonhall Garden Centre and Farm shop are a short walk away, as is the Stable Bar & Restaurant. Gracemount Leisure Centre, the Royal Commonwealth Swimming Pool, Hillend Ski Centre and David Lloyd gym at Shawfair are all within easy reach.

### Additional Information

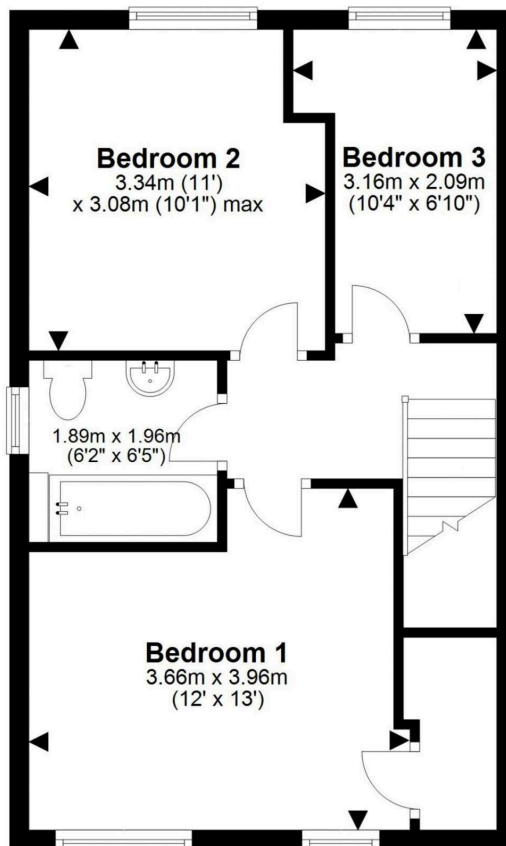
The development is factored by Ross & Liddell for approx. £150 per annum. This includes maintenance of communal areas.







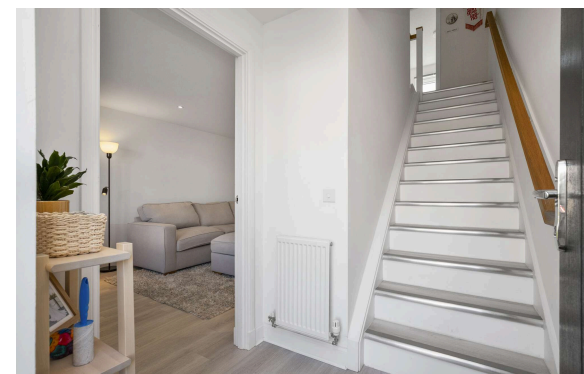
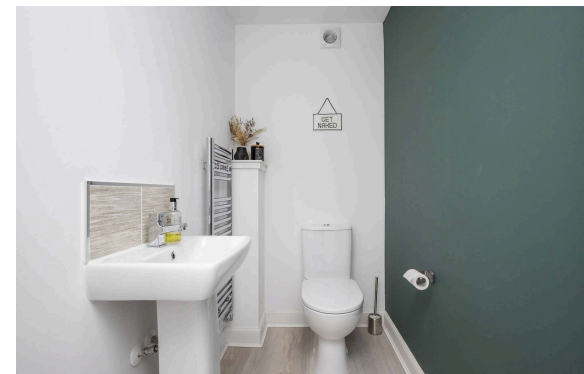
**Ground Floor**



**First Floor**



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

**espc**