



**152 GREENWELL WYND**  
MORTONHALL, EDINBURGH, EH17 8GH



3



1

EPC  
RATING

B

COUNCIL  
TAX BAND

E





Situated within a modern development in Mortonhall, this mid-terraced house is immaculately presented with attractive, modern interiors and offers three bedrooms, a spacious living room, a dining kitchen, a bathroom, and a separate WC, plus a sunny garden and access to ample unrestricted parking bays.

The front door opens into a hall, leading immediately into the living room on the right. Here, neutral décor is enhanced by wood-styled flooring, and plenty of space is provided for arrangements of lounge furniture. The living room is accompanied by built-in storage and benefits from direct access to the kitchen. The sunny southeast-facing kitchen is filled with natural light through French doors opening onto the garden, and it provides space for a seated dining area. Attractive wall and base cabinets are accompanied by spacious worktops and integrated appliances comprising a double oven, an induction hob, an extractor hood, a fridge/freezer, and a dishwasher, whilst an adjoining utility room (with a WC fitted with characterful panelling) houses a washing machine.

## FEATURES

- Mid-terraced house in Mortonhall
- Part of a modern development
- Attractive, contemporary interiors
- Entrance hall
- Spacious living room with built-in storage
- Sunny dining kitchen and utility room with WC
- Two double bedrooms (one with built-in storage)
- One single bedroom
- Stylish family bathroom
- Floored loft offering extra storage
- Southeast-facing rear garden with shed
- Unrestricted parking bays
- Gas central heating and double glazing







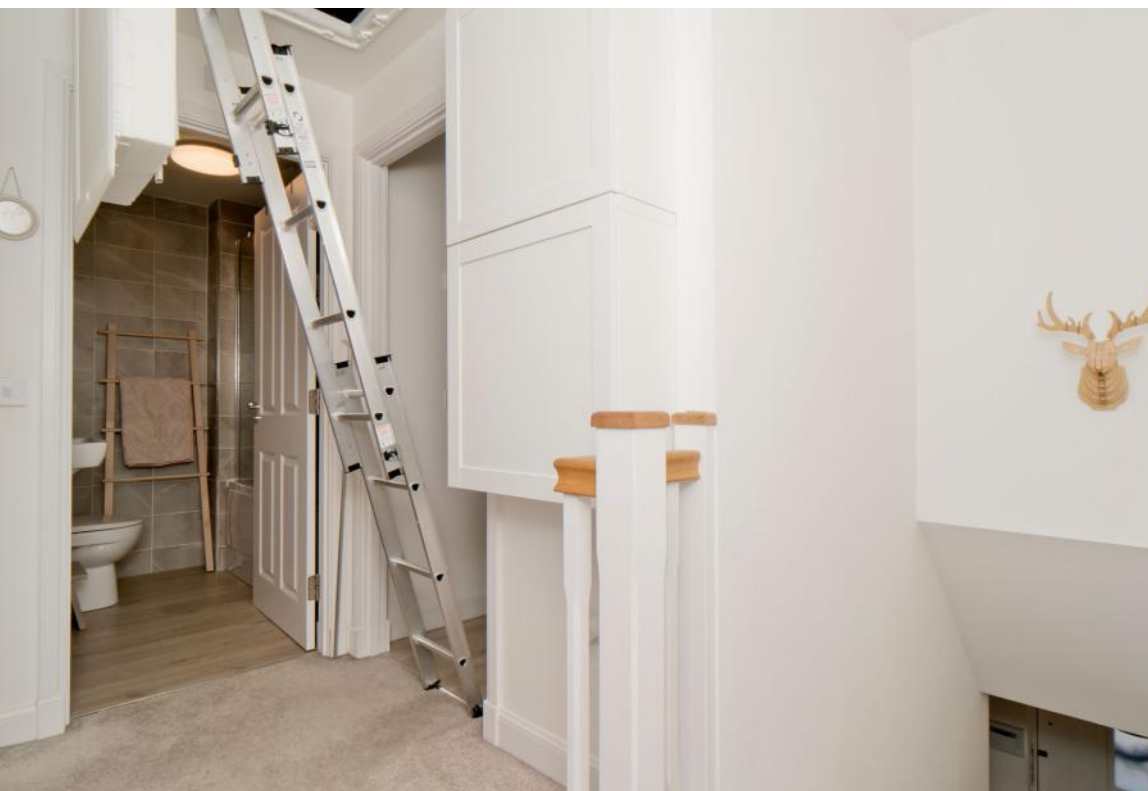
The bedrooms are found on the first floor, approached via a landing with access to a floored loft. The principal bedroom has the benefit of built-in storage, whilst the smallest bedroom could alternatively be utilised as a study, ideal for those requiring a quiet space to work or study from home. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a WC-suite, a mirrored, wall-mounted vanity cabinet, and a towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home is supplemented by a sunny southeast-facing rear garden, featuring a lawn, paved areas for outdoor seating, and a shed for storage. The garden also has a useful outdoor socket. Unrestricted parking bays can be found to the front of the house. Extras: All fitted floor coverings, window coverings, and integrated kitchen appliances will be included in the sale.









## Mortonhall, Edinburgh

Situated under five miles south of the city centre, the tranquil residential suburb of Mortonhall enjoys a picturesque setting alongside the Edinburgh green belt. With the majestic Pentland Hills to the south and easy access to the major business hubs, financial districts and attractions of the capital to the north, Mortonhall promises an enticing work-life balance for families and professionals. An active outdoor lifestyle couldn't be easier, with the Pentland Hills Regional Park, Midlothian Snow Sports Centre, equestrian facilities, and a choice of prestigious golf courses right on your doorstep. Or for those who prefer to stay active indoors, purpose-built Gracemount Leisure Centre boasts a state-of-the-art gym, a dance studio, a multi-purpose sports hall and a four-lane swimming pool. Mortonhall is served by convenient everyday amenities, from independent shops and business, to major supermarkets and retail outlets at nearby Straiton Retail Park. Mortonhall is within the catchment area for excellent state schools, with private nursery and day-care options also available. Mortonhall is just five minutes' from Edinburgh City Bypass, allowing swift and easy access to Edinburgh Airport and M8/M9 motorway networks, and also benefits from comprehensive public transport links into the city centre.









**OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS**

**Tel: 01620 825 368  
Fax: 01620 824 671**

**DX540733 Haddington**

**espc**

**HOUSE SALES**

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

