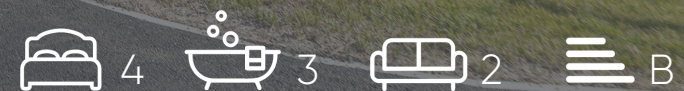




12 Smeaton Wynd, Edinburgh, EH16 4ZT

Offers over £370,000









# 12 Smeaton Wynd

Edinburgh, EH16 4ZT

- Modern Detached Family Home
- Dining Kitchen
- Generous Corner Plot
- Popular Residential Location
- Close to Transport Links
- 4 Bedrooms (Principal En-suite)
- Large Driveway & Garage
- Perfect Commuting Location
- Immaculately Presented
- Close to Royal Edinburgh Infirmary

12 Smeaton Wynd is a most beautifully-presented modern detached four bedroom family home situated in the sought-after Greendykes area of Edinburgh, close to the Edinburgh Royal Infirmary and BioQuarter. This stylish property offers generous accommodation, comprising contemporary interiors and an impressive corner plot offering generous gardens and large private driveway, making it an ideal family home in a highly desirable location. Viewing is highly recommended to avoid disappointment.

## ACCOMODATION

- ENTRANCE HALLWAY - SITTING ROOM - DINING KITCHEN - UTILITY ROOM - WC - HALL LANDING - PRINCIPAL BEDROOM WITH EN-SUITE - THREE FURTHER BEDROOMS - FAMILY BATHROOM -



Offers over £370,000



## Internally

12 Smeaton Wynd extends to approximately 1040 sq. ft. (exc. garage) and is arranged over two floors. The property is well presented throughout with modern fixtures and fittings. On the ground floor, there is a welcoming hallway providing access to the sitting room and kitchen. The modern dining kitchen is situated to the rear of the property with patio doors leading straight out to the rear garden. Adjacent to the kitchen is a convenient utility room and handy WC.

Upstairs, the first floor comprises four well-proportioned bedrooms, with the main bedroom benefiting from a private ensuite shower room, and a family bathroom servicing the remaining bedrooms

## Kitchen

The kitchen is fitted with a good range of shaker style wall and base units overlaid with laminated worktops and integrated 1.5 bowl sink with mixer tap. Integrated appliances include electric double oven, electric hob and stainless steel extractor fan. There is also space for a freestanding fridge. The utility room also boasts additional storage and spaces for an under-counter washing machine and tumble dryer.



### Bathrooms

The family bathroom is located on the first floor and is fitted with a three piece suite including WC, pedestal hand wash basin and bath with overhead shower and tiled splashbacks.

The en-suite is fitted with a three piece suite including WC, pedestal hand wash basin and enclosure with overhead shower and tiled splashbacks.

There is also a handy WC on the ground floor.

### Externally

Externally, the garden provides a peaceful and private environment ideal for family enjoyment. The rear garden is laid to lawn incorporating a large patio with metal framed pergola, ideal for alfresco dining and relaxation. To the front of the property, there is a large private driveway providing ample parking for several vehicles and access to the garage.

### Outbuildings

The property benefits from an integral garage accessed via a metal up-and-over door to the front. Mains power and lighting is available.

### Location

Smeaton Wynd is located within a prime residential location with a range of local amenities within easy reach including both the Royal Infirmary of Edinburgh & BioQuarter, Jack Kane Leisure Centre and Fort Kinnaird Retail Park, all of which are within walking distance. Other amenities close by include David Lloyd Gym, Liberton Golf Club and Lidl Supermarket. The property has great transport links to the centre of Edinburgh including multiple city bus routes only 5 minutes away. The Edinburgh Bypass is also within 5 minutes drive providing quick access to major transport links including Edinburgh Airport, the A1 and M8 motorways. Local Schooling includes Castlevue Primary School and Castlebrae Community Campus.

### Fixture & Fittings

All fitted carpets, floor covering, curtain poles and integrated appliances are to be included within the sale.

### Council Tax

Council Tax Band E.

### Home Report

A copy of the Home Report can be downloaded from [www.jamesagent.co.uk](http://www.jamesagent.co.uk)

### Viewings

Viewings are strictly by appointment through James Agent.

### Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at any time.

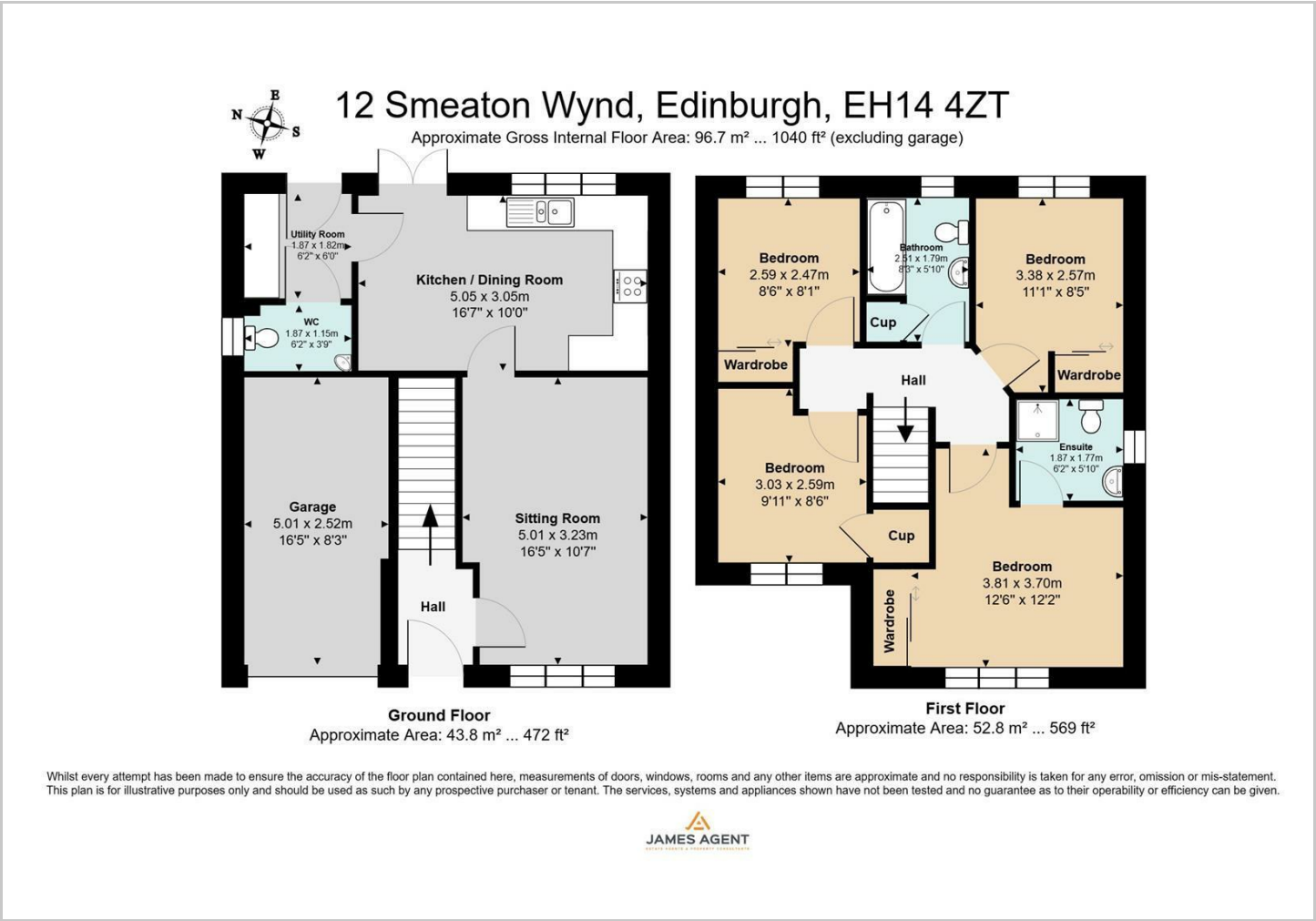








Floor Plans

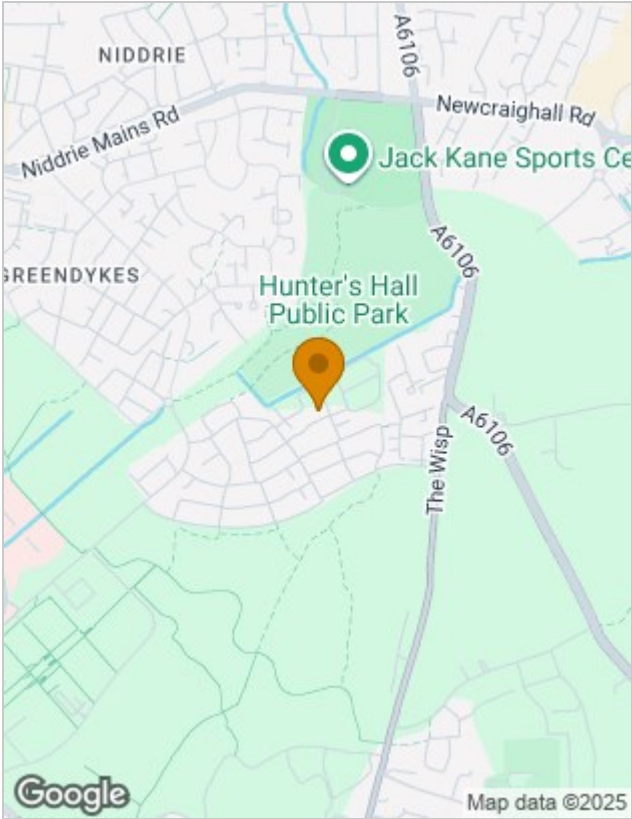


Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

