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Offers Over

£440,000

23 The Steils

Greenbank | Edinburgh | EH10 5XD

An exceptionally appealing B listed period house, forming part of an established leafy development and enjoying a superb location in the capital's desirable Greenbank area.

-  3 bedroom
-  1 public room
-  2 bathroom
-  Driveway
-  Private front and rear gardens
-  EPC rating -D
-  Council tax band- F



Description

This fabulous home showcases the perfect blend of period charm and sleek modern style and offers immaculately presented and flexible living, well suited to the growing family or downsizer alike.

The accommodation briefly comprises: welcoming hallway with stair to the upper level, good built-in storage and a convenient downstairs WC/guest bathroom, bright east and west facing reception room with dramatic high ceilings, picture rail and attractive focal fireplace, contemporary breakfasting kitchen which as been fitted with an excellent assortment of stylish units, coordinated worktops, splash tiling and an assortment of built-in appliances, upper hallway with built-in storage, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, two further bedrooms, and main bathroom with tiling to walls, modern three piece white suite and over-bath electric shower with splash screen.



Extras

All floor coverings, blinds, curtain poles, light fittings, white goods and integrated appliances are included.

Gardens, Driveway and Factor

To the front of the house is a neat lawned area bordered by verdant well maintained communal gardens. To the back is a peaceful leafy garden which has been well stocked with an assortment of shrubs, small trees and bushes. A double driveway provides excellent off-street parking, with visitors parking scattered throughout the development. A factoring agreement is in place for the upkeep of the communal grounds which is presently £58 per quarter, together with a £100 float for any additional maintenance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

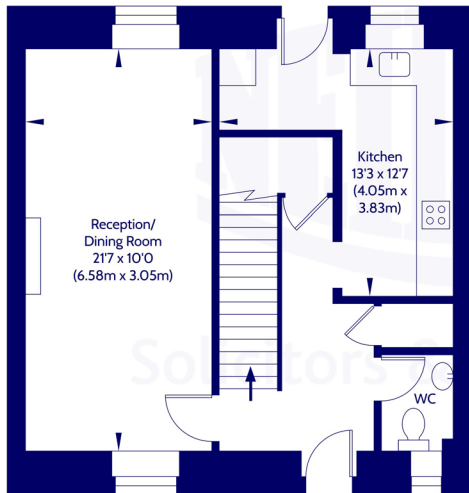
Greenbank is ideally situated near Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, a luxury cinema, theatres and supermarkets can be found. Enjoying the outdoors couldn't be easier within the lovely green areas of Braidburn Valley Park and The Hermitage of Braid Country Home & Estate Nature Reserve or Blackford Hill, where delightful walks and superb views across Edinburgh can be enjoyed. The Pentland Hills Regional Park is a short drive away and offers walking, biking, pony trekking and skiing at Hillend snow sports centre. For the active type, Craiglockhart Leisure Centre is nearby and offers a gym, fitness classes and a tennis centre. For the golf enthusiast, there are several courses in the surrounding area, including the Merchants of Edinburgh, Mortonhall and Braid Hills. Schooling is well catered for in the area from nursery to secondary level in both the public and private sectors and Edinburgh Napier University is a short drive away. Greenbank is well served by public transport with regular buses to and from the city centre, and the proximity of the City Bypass makes commuting fast and convenient.



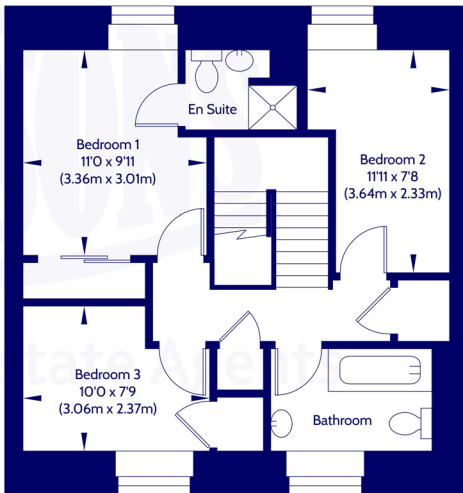


Approx. Gross Internal Floor Area 96.07 Sq M / 1034 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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