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Fixed Price

£750,000

7 Wester Hill

Greenbank | Edinburgh | EH10 5XG

An exceptionally appealing and well-proportioned detached modern villa, enjoying a picturesque setting on the edge of Merchants of Edinburgh Golf Course, located in Edinburgh's desirable Greenbank area.

-  5 bedrooms
-  2 public rooms
-  2 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- G



Description

Quietly tucked away on a leafy cul-de-sac, the property is in excellent decorative order throughout and offers highly flexible accommodation ideally suited to the growing family and those working from home on a regular basis.

The interior comprises: entrance hallway with stair to the upper level, bright and spacious reception with focal wood burner and French doors leading directly out to the rear garden, well equipped kitchen which has been fitted with an excellent assortment of timber base and wall mounted units, complete with coordinated worktops, splash tiling and a variety of built-in appliances, open plan to a light filled dining/family space which acts as a wonderful hub of the house and features a dramatic high ceiling with triple Velux type windows and access to a paved seating area in within the garden, utility with convenient downstairs WC off, generously sized principal bedroom with stylish contemporary en-suite shower room off, two further good sized double bedrooms, a versatile fifth bedroom/home office on the ground floor, a spacious single bedroom, and tiled main family bathroom with three piece white suite and over-bath mains shower with splash screen.



Extras

All integrated appliances, floor coverings, curtain poles, blinds and light fittings will be included.

Gardens and Parking

To the front of the house an extensive monobloc driveway and single garage provide excellent off-street parking/overspill storage. The space features an area of lawn and is bordered by a mature hedgerow, shrubs and small trees. To the rear of the house is a generous west facing private garden which has a lovely private feel, backing on to Merchants of Edinburgh Golf Course. The garden is fully enclosed/neatly kept and comprises a paved seating space, lawn and a variety of fruit trees and bushes.

Viewing

By appointment through Neilsons (0131 625 2222).





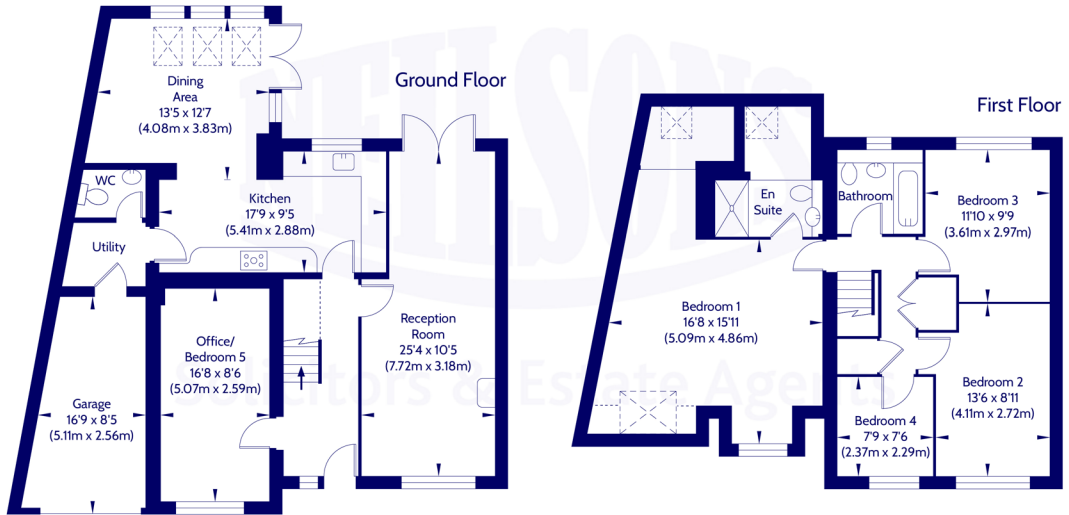
Location

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 156.25 Sq M / 1682 Sq Ft.



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.



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