



Solicitors & Estate Agents










Offers Over

**£335,000**

## 11/2 Mid Steil

Glenlockhart | Edinburgh | EH10 5XB

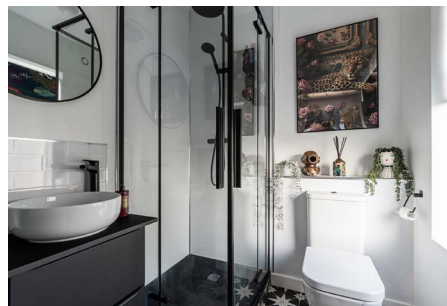
A fantastic opportunity has arisen to purchase this impressive, beautifully presented first floor flat, situated within an established development within a sought-after area. Presented to the market in move-in condition the property would undoubtedly appeal to a wide variety of buyers and internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band – F



## Description

In brief the accommodation comprises; secure entry system, entrance vestibule leading to welcoming entrance hallway spacious enough for a seating area, generously proportioned and bright bay-windowed reception/dining room offering a leafy aspect, modern fitted kitchen, fantastic sized principal bedroom with mirrored fitted wardrobes, access to balcony and contemporary en-suite shower room, second well proportioned double bedroom with fitted wardrobes and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances which include, washing machine, dishwasher, oven/hob and fridge/freezer.

## Gardens, Parking & Factor

The property is pleasantly positioned within beautifully maintained communal garden grounds and benefits from an allocated parking space. A factoring fee of approx. £140 per month is payable to James Gibb for the upkeep of the communal areas and also includes common buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.







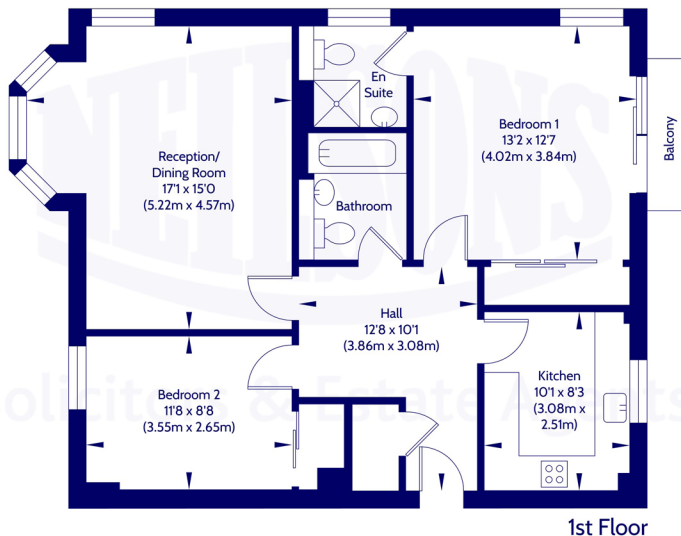
## Location

Glenlockhart is a highly sought after residential area of Edinburgh. Excellent amenities can be found in nearby Morningside which boasts a good range of specialist shops, supermarkets, banks, building societies, a library and post office. There are also a wide variety of restaurants, pubs and bars. Excellent schooling can be found within the vicinity from nursery to university level. There are many recreational facilities in the area including the Dominion cinema, golf courses, tennis clubs and delightful walks through the Hermitage of Braid, Blackford Hill and Braidburn Valley. Regular bus services run to and from the City Centre and the City Bypass is easily accessible providing access to the North and South.





Approx. Gross Internal Floor Area 77 Sq M / 830 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.



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



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