





## Charming

### Two bedroom, B-listed, mid-terrace property



This charming, two-bedroom, B-listed, mid-terrace Scots Baronial style house has a lovely peaceful location tucked away in the Steils development, in the sought-after Greenbank Village area of Edinburgh, close to Bruntsfield and Morningside's fantastic range of independent shops, cafes, restaurants, cinema and close to Blackford Hill for walks. This development was a former hospital and is packed with period charm and beautiful period features, such as cornicing and high ceilings. The accommodation is over two floors and would benefit from some modernising and consists of an entrance hall, with storage, a cloakroom, a lovely, bright dining lounge with an attractive fireplace, a kitchen with fitted units, appliances and a lovely outlook to the rear garden. On the staircase there is a large window filling the space with natural light, the landing has a cupboard housing the hot water tank and a hatch giving access to the attic. There is a master bedroom, with a fitted wardrobe and a second double bedroom, also with a fitted wardrobe and high storage, an ensuite shower room and a family bathroom. To the front of the property there is an area of lawn and to the rear there is a lovely, enclosed garden, with nicely planted borders and a shed. There is also well kept communal grounds and an allocated parking space.

## Key Features

- Hall
- Dining lounge
- Kitchen
- Cloakroom
- Two double bedrooms, one ensuite
- Bathroom
- Gas central heating
- Sash and case windows
- Private rear garden
- Communal grounds
- Allocated parking space

Factored by James Gibb; approx. £20 a month for the maintenance of common areas.





## Greenbank

The sought-after residential area of Greenbank enjoys an excellent location south of the city centre. It is ideally situated near to Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can be found. Enjoying the outdoors couldn't be easier with the lovely green areas of Braidburn Valley Park, Colinton Mains Park 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 and skiing at Midlothian Snowsports 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 a number of courses in the surrounding area including the Merchants of Edinburgh 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.



## Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge, freezer, washing machine and a shed are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

F

## Home Report Valuation

£370,000

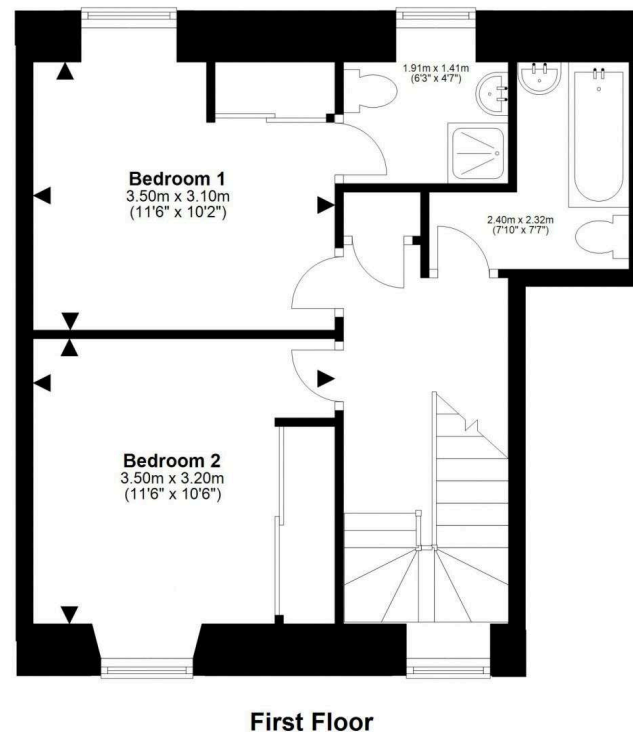
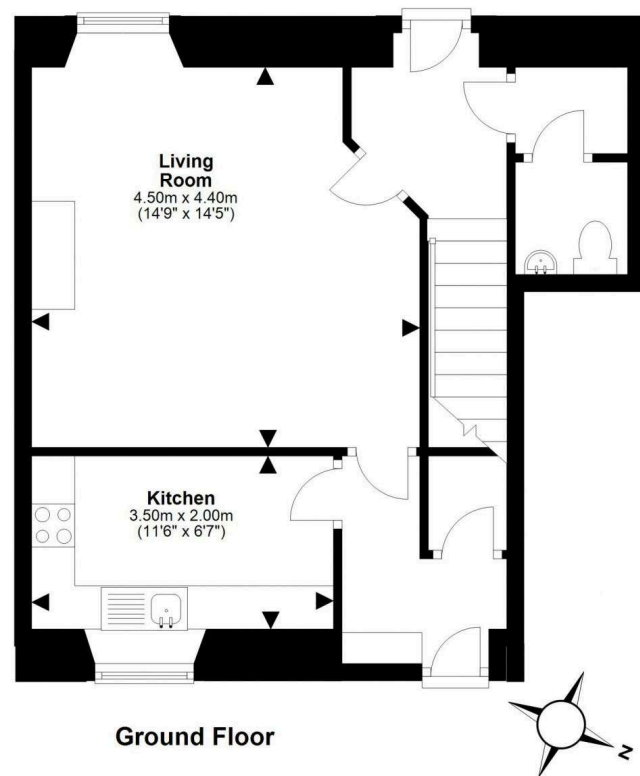
## EPC Rating

D

## Tenure

Free hold





Total area: approx. 82.0 sq. metres (883.0 sq. feet)  
This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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