

Jardine Phillips  
Solicitors • Estate Agents

GLENLOCKHART

25/10 MID STEIL  
EH10 5XB



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EPC RATING: C

FIXED PRICE £355,000

## PROPERTY DESCRIPTION

- L shaped hallway with nook with window - ideal for a study area - and two handy storage cupboards
- Double doors leading to a large living/dining room with feature fireplace and turret bay window lending itself to being a dining space with amazing outlook
- Good sized kitchen/breakfast room accessed from the living room & the hall, with a wide range of wooden fitted cupboards & appliances and space for a breakfasting table
- Master bedroom with twin mirror fronted wardrobes and picturesque views over the Merchants Golf Course
- Ensuite shower room with walk in shower, built in vanity sink unit, wc & heated towel rail
- Second dual aspect double bedroom with twin mirror fronted wardrobes and a balcony with beautiful views
- Family bathroom with bath with mixer shower over, built in vanity sink unit & wc
- Gas central heating from Glow-worm condensing boiler in the kitchen (replaced 2014) & uPVC double glazed windows
- Well maintained communal landscaped gardens
- Seperate garage with power & light
- James Gibb manage the development for approximately £1,590 per annum, to include maintenance of the lift, building & grounds and including block buildings insurance



### VIEWING

By appt call

Jardine phillips

0131 4466850





## SPACIOUS SECOND FLOOR TWO BED FLAT IN MODERN GREENBANK DEVELOPMENT WITH OUTSTANDING VIEWS

With panoramic views over the rooftops to the hills & Edinburgh Castle, this bright two bed apartment is ready to move into with good entertaining space, two large bedrooms, two bathrooms, a balcony, lift and the added bonus of a garage. Walking distance or a short bus ride into Morningside with all its fabulous amenities and a local supermarket nearby for your everyday needs. Would be ideal for young professionals, downsizers or investors. Great for outdoor enthusiasts with a good range of golf courses and walks on your doorstep.

### AREA

Greenbank is a prestigious area in the south of the city, very close to Morningside with its excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. There is also a large Tesco store within walking distance at Colinton. Local schooling is well-renowned and the property is in the catchment for Oxfords & St Marks RC Primary Schools and Firrhill & St Thomas of Aquinas RC High Schools, and is walking distance to George Watsons. There are superb amenities in Morningside, including a library, the very popular independent Dominion Cinema and Church Hill Theatre. There are also golf clubs, gyms & other leisure facilities available a short walk or drive away. The house is also well placed for lots of open spaces including Craiglockhart Hill, Braidburn Valley Park, Hermitage of Braid, Braid Hills, Blackford Hill & Pond and the Pentlands. There is easy access both into town, via the No. 23 bus service which you can pick up on the development, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, gas hob, Neff double oven, cooker hood, Bosch dishwasher, integrated fridge & freezer and Bosch washing machine are included in the sale.

### HOME REPORT VALUATION

£365,000

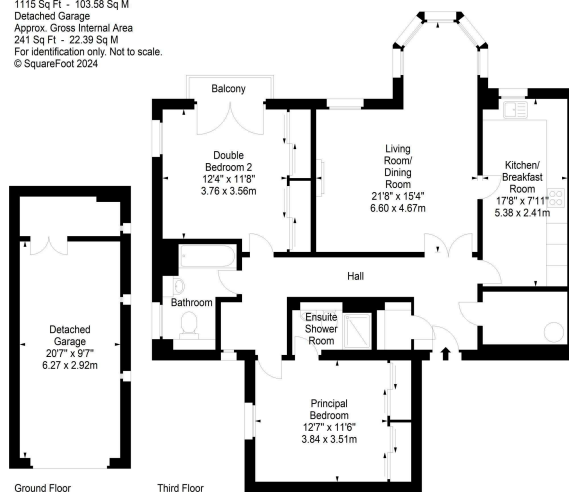


|                        |                            |
|------------------------|----------------------------|
| Living/dining room     | 21'8 x 15'4 (6.60 x 4.67m) |
| Kitchen/breakfast room | 17'8 x 7'11 (5.38 x 2.41m) |
| Bedroom 1              | 12'7 x 11'6 (3.84 x 3.51m) |
| Bedroom 2              | 12'4 x 11'8 (3.76 x 3.56m) |
| Garage                 | 20'7 x 9'7 (6.27 x 2.92m)  |

Mid Steil, EH10 5XB



Approx. Gross Internal Area  
1115 Sq Ft - 103.68 Sq M  
Detached Garage  
Approx. Gross Internal Area  
241 Sq Ft - 22.39 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

