

# 2/3 Greenhill Place

GREENHILL, EDINBURGH, EH10 4BR



*Greenhill Place is a magnificent address on the edge of Bruntsfield Links and has easy access to Bruntsfield, Morningside, and Marchmont*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this spacious two-bedroom top-floor flat to the market. Greenhill Place is a magnificent address on the edge of Bruntsfield Links and has easy access to Bruntsfield, Morningside, and Marchmont. The property forms the whole top floor of a beautiful converted mid-terraced Victorian house. Internal accommodation includes a central hallway, two double bedrooms, a bathroom, a very large living room, and a separate kitchen, totalling around 80m<sup>2</sup> of living space. The property requires a degree of modernisation, making this an excellent opportunity for a buyer who is keen to add significant value and make their own mark on a property.

# THE LIVING ROOM & KITCHEN



The accommodation is focused on a generous living room, which has retained a number of original features. The proportions are superb, and a new owner will have a huge amount of flexibility to create their ideal living and entertaining space. The kitchen is adjacent to the living room and has a range of base and wall-mounted units arranged around freestanding appliances. There is space for a small breakfast table.



Both bedrooms enjoy a quiet position to the rear of the apartment overlooking the rear garden. Bedroom one has plenty of space for a large bed and a full suite of freestanding bedroom furniture. Bedroom two has integrated storage. The bathroom boasts partial tiling, a white three-piece suite with a shower over the bath, and natural light from a skylight.

The property has gas central heating and double glazing in traditional sash and case window frames.

# BEDROOM 1



THIS IMAGE HAS BEEN VIRTUALLY STAGED

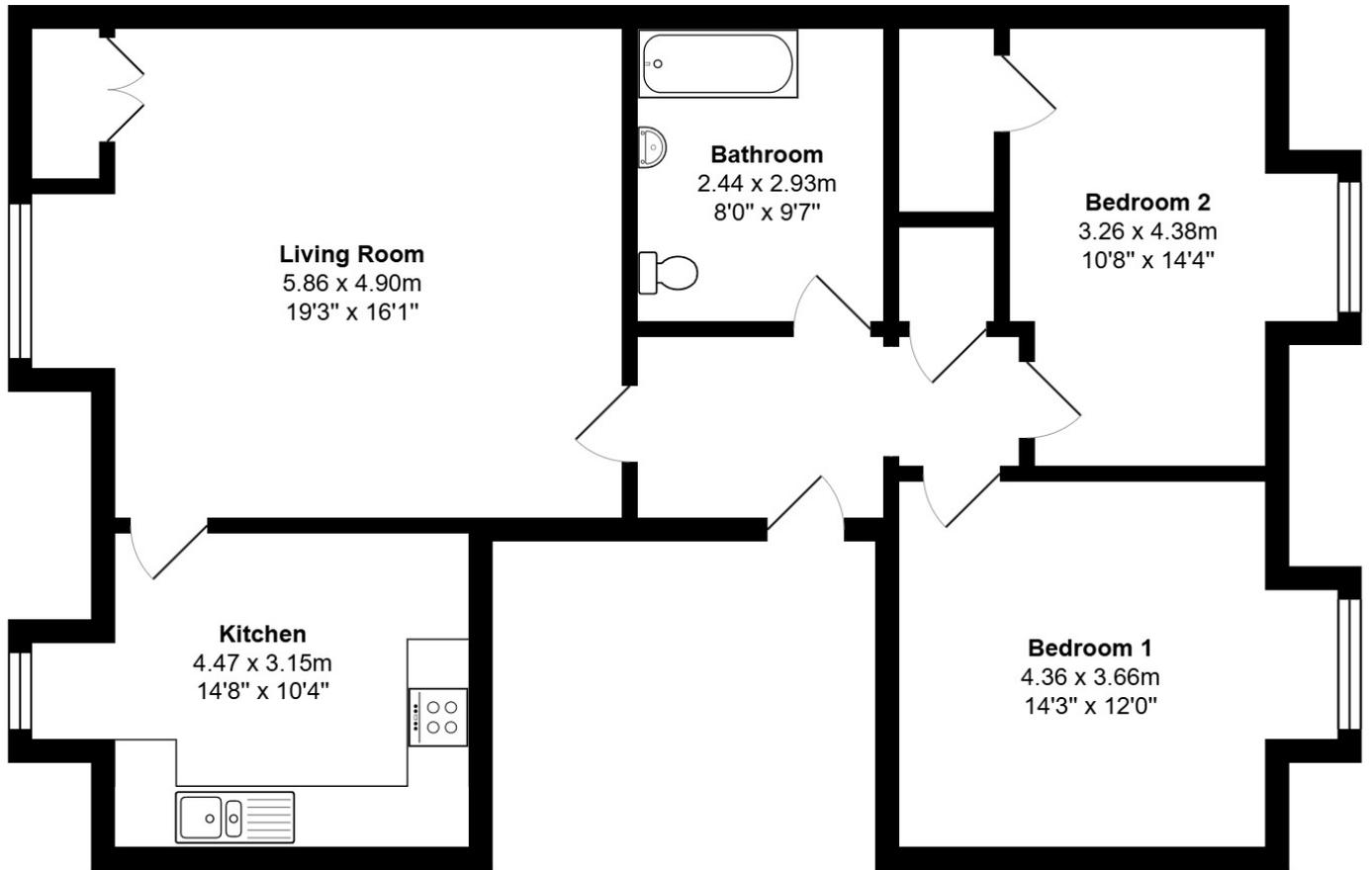
# BEDROOM 2



# THE BATHROOM

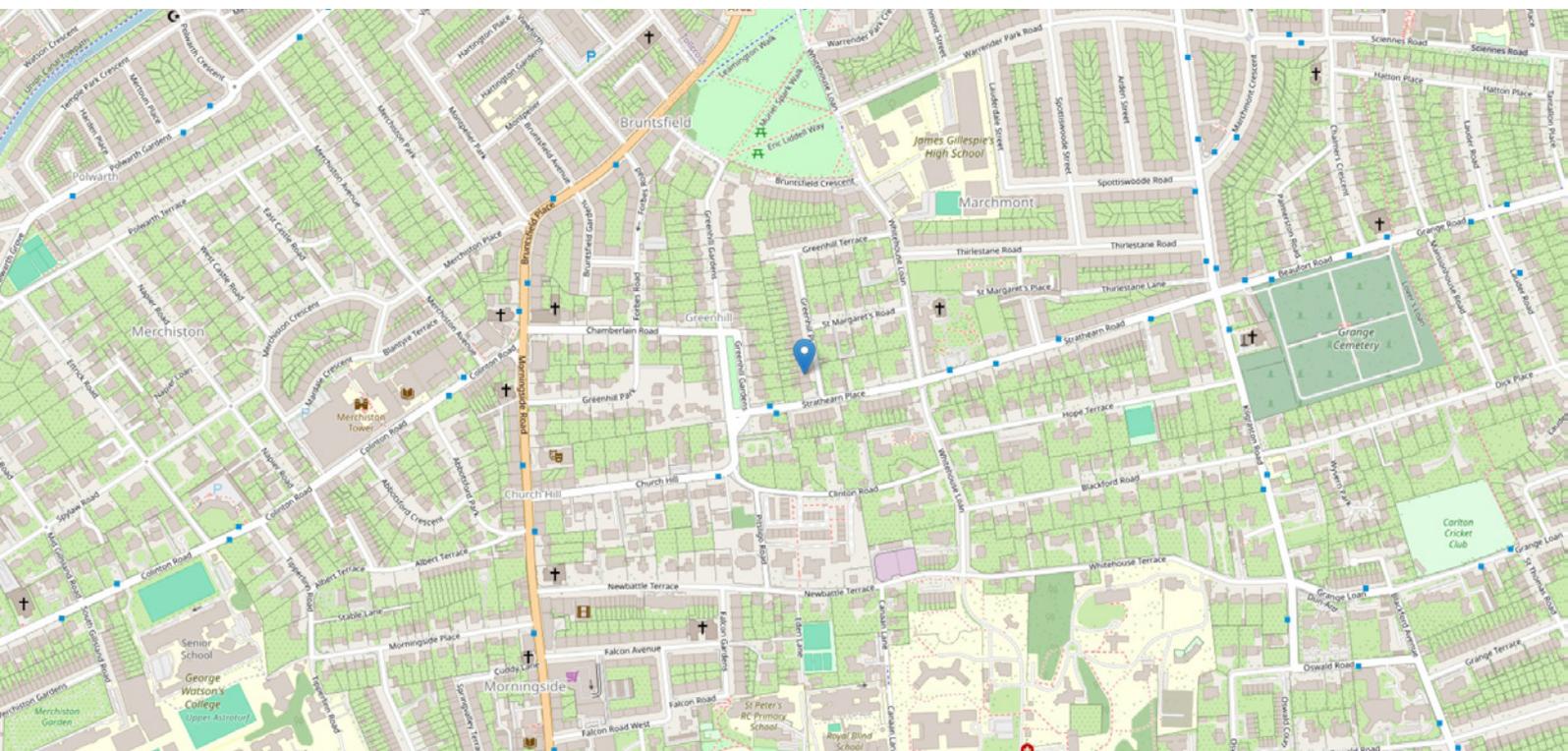


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup> | EPC Rating: D



# THE LOCATION

The prestigious area of Greenhill is located adjacent to Morningside and Bruntsfield, which have excellent supermarkets in addition to many quality specialist retailers and an array of restaurants and bars. Greenhill is well placed for anyone working in the City or for the University of Edinburgh and the King's Buildings.





Pleasant walks can be found at the Hermitage of Braid and Blackford Hill, offering panoramic views. Private and public golf courses are also within easy reach, and swimming facilities can be found at the Royal Commonwealth Pool and Warrender Swim Centre. The Dominion Cinema and Churchill Theatre are also close by. Good bus services run to and from the city centre, and there is easy access to the City Bypass, offering rapid access to the Gyle Business Park, Edinburgh International Airport, the Queensferry Crossing and the M8 and M9 Motorways. Schooling is well represented in the state and private sectors.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.