



RALPH SAYER
SOLICITORS & ESTATE AGENTS

6 Greenwell Wynd

Mortonhall, Edinburgh EH17 8GH

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Tucked away in a modern development in popular Mortonhall, this delightful three bedroom mid-terrace villa, enjoys a peaceful yet well-connected address. The picturesque, Borders and East Lothian coastline are within easy reach and the Edinburgh city centre is easily accessible.

The property is beautifully presented, starting with a bright and airy hallway, housing a practical downstairs WC. The stylish living room has patio doors opening onto the rear garden, which enjoys a sunny west aspect and there is space for dining. Enjoying a front facing position is a stylish well-appointed kitchen with a full complement of fully integrated appliances.

Upstairs are three comfortable bedrooms; the largest of the bedrooms boasts built-in wardrobes and completing this appealing home is a stylish three-piece bathroom, with a shower fitted over the bath with a glazed screen. A fully floored attic with loft ladder, provides additional storage.

Property Summary

- Mid-terrace villa, in popular Mortonhall
- West facing living & dining room
- Modern fitted kitchen
- Downstairs WC
- Two double bedrooms
- Further single bedroom
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Low maintenance front garden and south-facing enclosed rear garden
- Ample residents parking
- EPC Rating - B | Council Tax Band - E







Bright modern
villa with
stylish interiors,
in popular
Mortonhall





The present owners have fully floored the attic space and installed loft ladder to provide excellent additional storage space.

Externally, there is a low maintenance front garden and a west-facing rear garden, mainly laid to lawn with a patio seating area and garden shed.

Parking: Ample residents parking is provided.

Factors: Ross & Liddell maintains development grounds, with an annual fee of approx. £150.

Extras: fitted floors, blinds, garden shed, and all integrated kitchen appliances, to be included in the sale.

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dream property!



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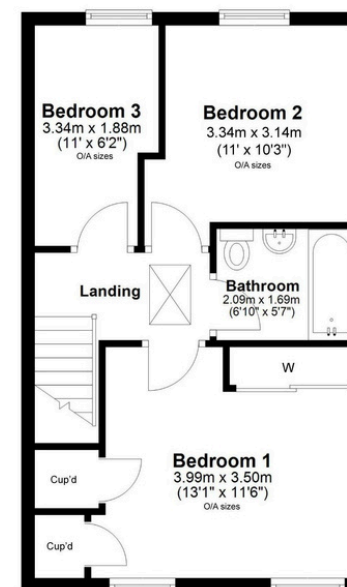
Total Area: approx. 81.1 sq.metres (873.3 sq. feet)

(Floorplan and Sizes are for illustrative purposes only. Not to scale)



Ground Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)

Location

Situated under five miles south of the city centre, the residential suburb of Mortonhall enjoys a picturesque setting alongside the Edinburgh green belt. With the majestic Pentland Hills to the south and easy access to the major business hubs, financial districts and attractions of the capital to the north, Mortonhall promises an enticing work-life balance for families and professionals. An active outdoor lifestyle couldn't be easier, with the Pentland Hills Regional Park, Midlothian Snow Sports Centre, equestrian facilities, and a choice of prestigious golf courses right on your doorstep. Gracemount Leisure Centre boasts a state-of-the-art gym, a dance studio, a multi-purpose sports hall and a four-lane swimming pool. Mortonhall is served by convenient everyday amenities, from independent shops and business, to major supermarkets and retail outlets at nearby Straiton Retail Park. Mortonhall is within the catchment area for excellent state schools, with private nursery and day-care options also available. Mortonhall is just five minutes from Edinburgh City Bypass, allowing swift and easy access to Edinburgh Airport and M8/M9 motorway networks, and also benefits from comprehensive public transport links into the city centre.



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.