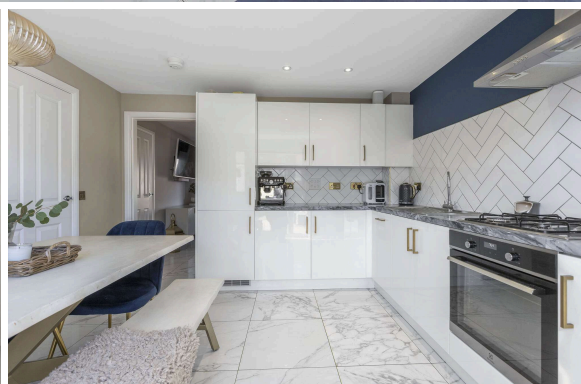
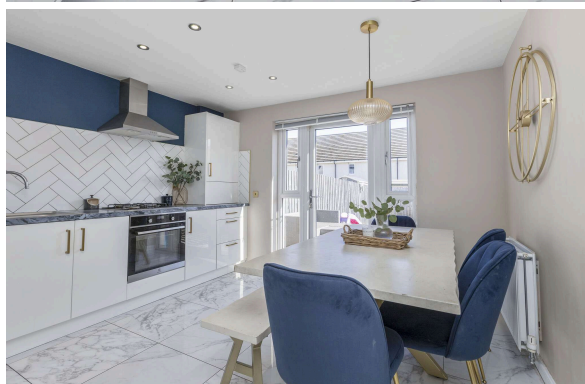




192 Greenwell Wynd
LIBERTON | EDINBURGH | EH17 8WP

warners
solicitors & estate agents



192 Greenwell Wynd

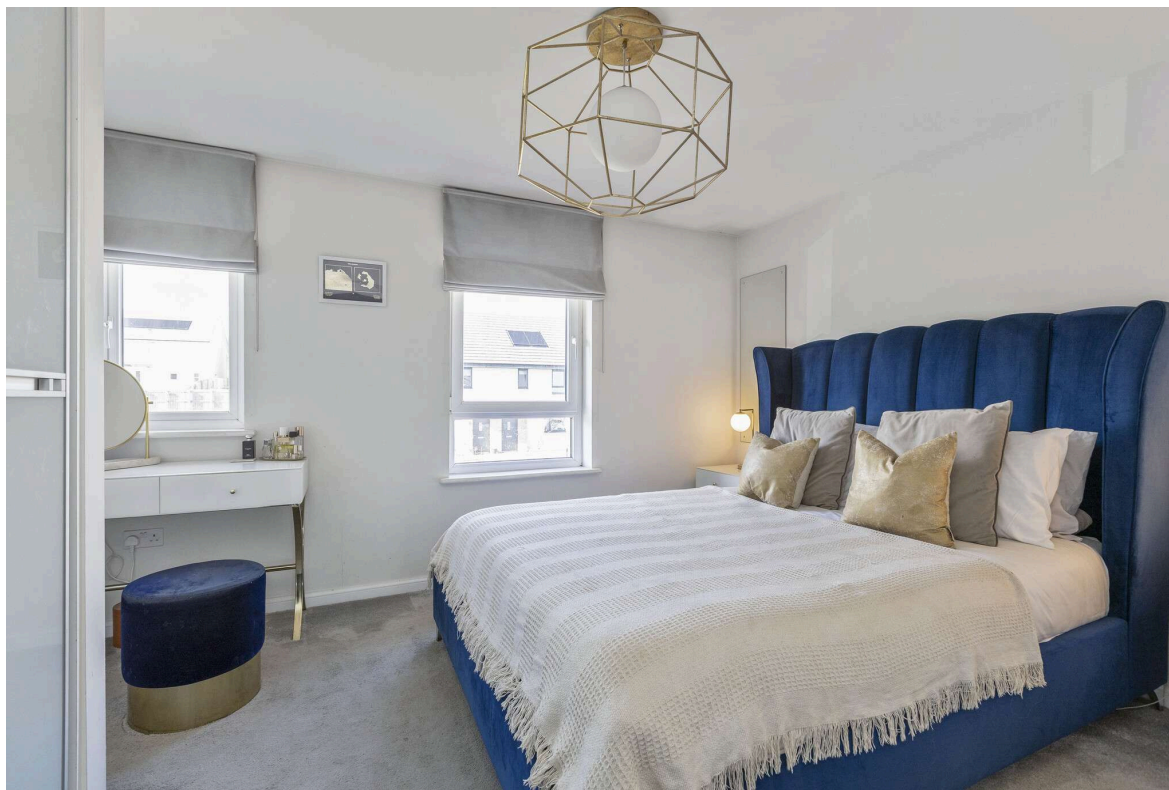
LIBERTON | EDINBURGH | EH17 8WP

Set in the heart of a modern, manicured development moments from vast open green spaces, excellent amenities and quick transport links is this immaculately presented terraced house. Styled to an impeccable standard which has been upgraded to the highest of standards the property boasts a South facing rear garden, an allocated parking space, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge, a luxury kitchen with attractive units and generous dining space and downstairs is completed by a useful utility room with a W/C compartment. Following up a carpeted staircase the upper level enjoys two large double bedrooms (both with built-in wardrobes), a third single bedroom and the home is finished by an exquisite bathroom with shower over bath. Externally the fully enclosed rear garden is laid to lawn with a delightful decked area ideal for al fresco dining.

- Modern terraced house fully upgraded and styled to the highest standard with rear garden and allocated parking space
- Welcoming hallway
- Bright lounge,
- Luxury kitchen
- Three bedrooms
- Utility room and W/C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

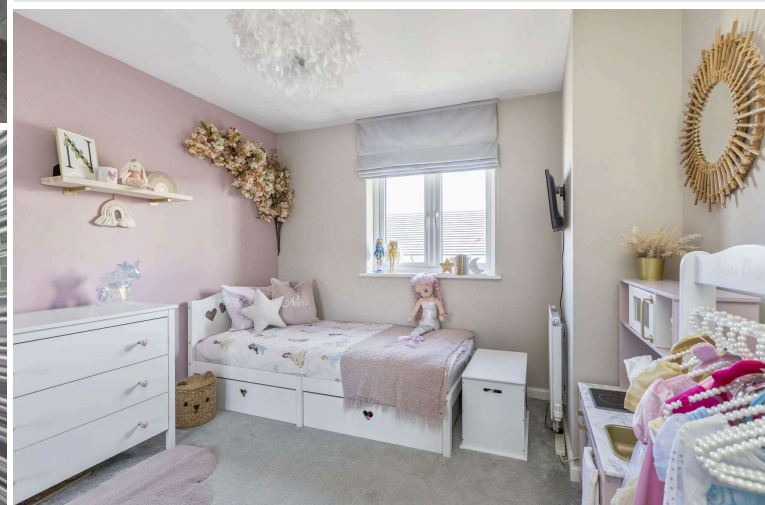


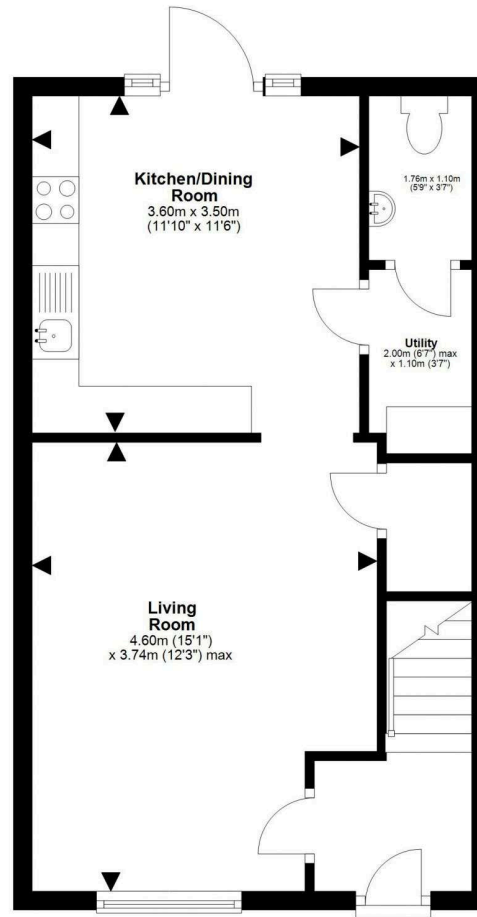
The subjects are located in the popular Liberton area of Edinburgh, which lies some 4 miles south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park also within easy reach. Schooling is well represented from nursery to senior level. The property is also ideally positioned for the Royal Infirmary and the Scottish Parliament. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also close by.

Extras included in this sale the fridge freezer and dishwasher.

The sofa, side chair, kitchen table and chairs, bed in bedroom 1, and all blinds can be available by separate negotiation.

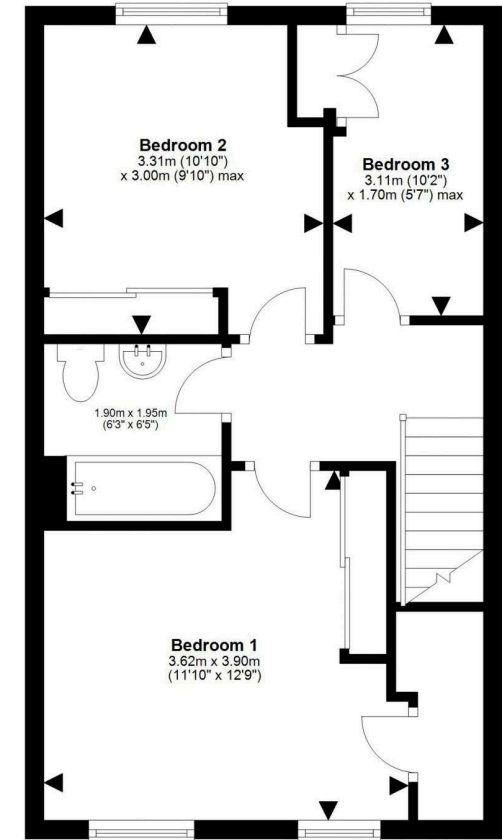
Council tax E, EPC B. Factor is managed by Ross and Liddell and costs around £65 a year and covers the maintenance of the estate.





Ground Floor

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.



First Floor