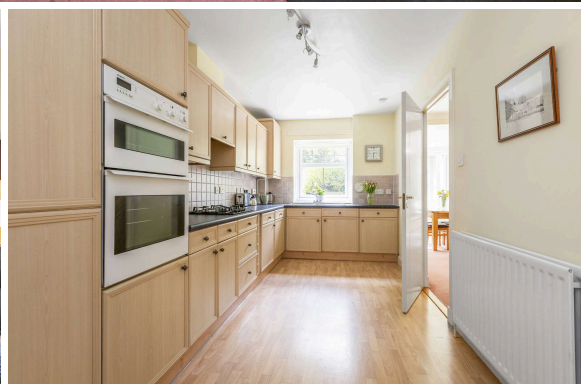




35/1 Easter Steil
GREENBANK | EDINBURGH | EH10 5XE

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solicitors & estate agents



35/1 Easter Steil

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This most appealing, light and spacious two bed ground floor apartment occupies an enviable tucked away position on the periphery of this highly sought after development and boasts a lovely leafy outlook across sheltered private grounds. A choice of green open spaces, regular bus services and the fabulous Morningside amenities are all close at hand.

Early viewing is recommended to appreciate what is on offer here. A generous sized public room, bathed in natural light filtering in through a five pane bay window, has ample free floor space for both relaxation and dining. Within the fully equipped kitchen is a superb range of storage units and space for a breakfasting table. There are two double sized bedrooms, each with twin mirrored wardrobes, an en-suite off the principal room, and a bathroom and separate WC lying off the hall.

Beautifully kept shared grounds featuring lawns and flowering trees are well sheltered and you can relax outdoors whilst enjoying a good degree of privacy. The lock-up garage belonging to the flat is located at the end of the cul-de-sac and includes a handy storage area.

- Entrance hall/large storage boxroom with light
- Bay window living/dining room
- Fully equipped breakfasting kitchen
- Principal double bedroom with en-suite facility
- Second double bedroom
- Twin mirrored wardrobes in each bedroom
- Bathroom
- Separate WC
- Gas central heating
- Double glazing
- Security entryphone system
- Lock-up garage/store area
- Parking within development

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

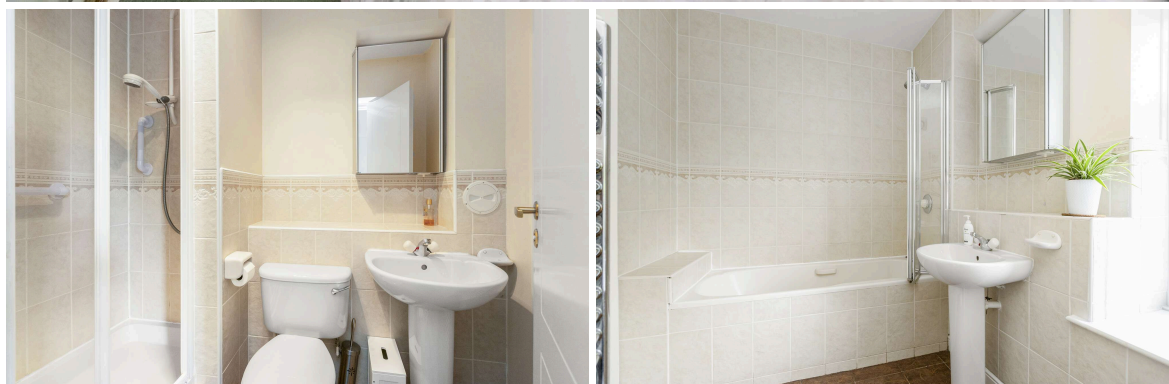


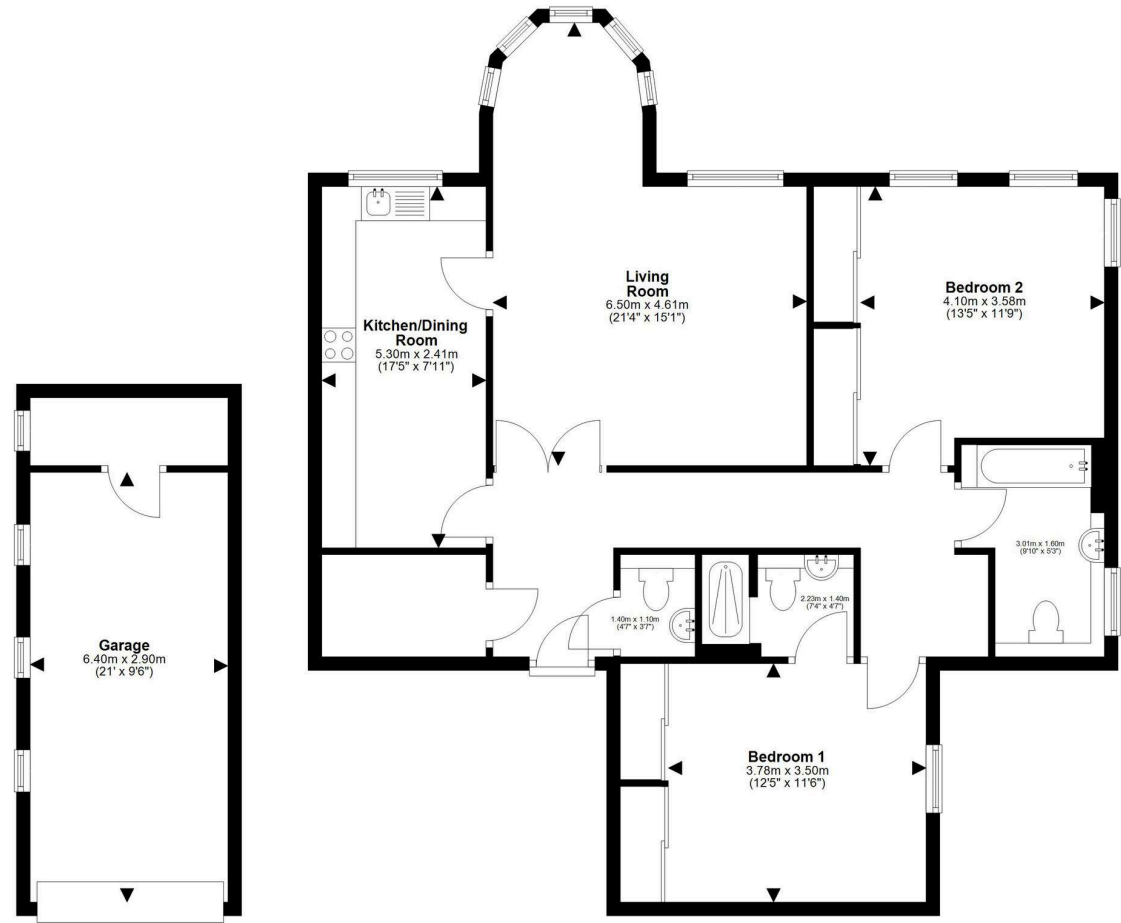
All blinds, curtains, double oven, fridge/freezer, dishwasher and washing machine included in sale.

Other items may be available by separate negotiation.

Factoring charges via Charles White approx £179 per month including building insurance. EPC Rating C.

The exclusive Greenbank area of Edinburgh, lies to the south of the city centre, midway between Morningside and Craiglockhart. There are an excellent range of amenities at adjoining Morningside, which includes bars, cafes, restaurants, and a theatre and cinema, with Craiglockhart Sports centre and Merchants Golf Course close by for the more energetic. Schooling is well represented from nursery to senior level, both in the private and public sectors, with Napier University on hand for the more mature student. An efficient public transport system operates to most parts of the town and surrounding areas, including a bus stop only a short walk from the property. The city bypass and main motorway networks are also within easy reach.





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.