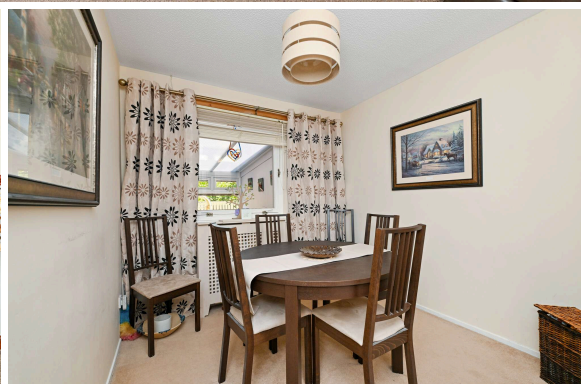




20 North Greens
THE JEWEL | EDINBURGH | EH15 3RT


warners
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Nestled in a quiet cul-de-sac, moments from Fort Kinnaird, Portobello beach and quick transport links in this spacious and significantly extended semi-detached bungalow. Boasting a driveway, front and rear gardens, 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 with ample storage cupboard, a bright lounge with picture window, a new kitchen with luxury units, a garden facing conservatory, a separate dining room or 3rd bedroom, a master bedroom with garden access, double built-in wardrobes and an elegant en-suite shower room, a second well-proportioned double bedroom with further built-in wardrobe and the home is completed by a beautiful main bathroom with white three piece suite. Externally the fully enclosed rear garden offers a high degree of privacy and enjoys a decked section ideal for al fresco entertaining.

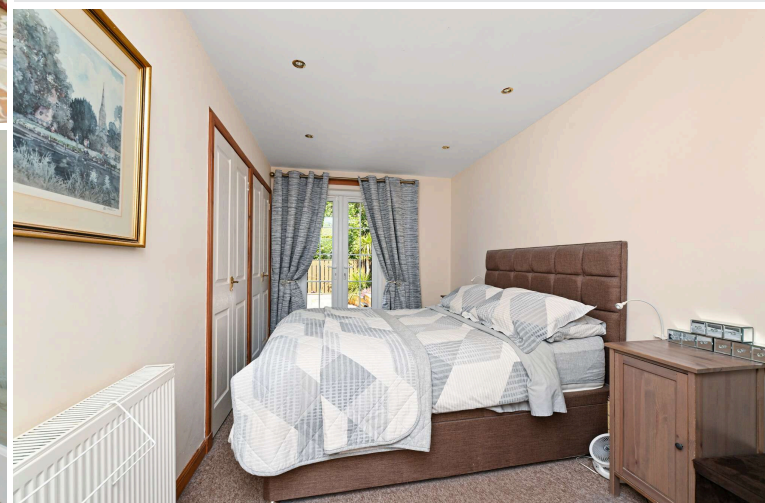
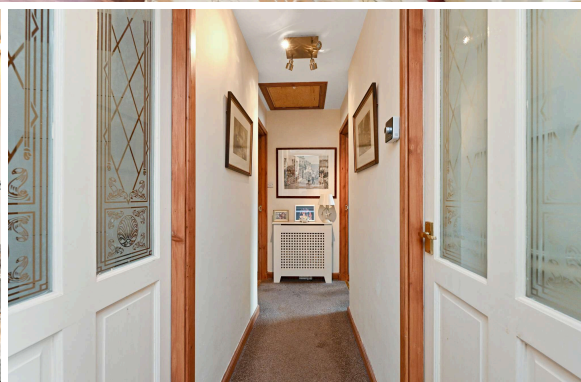
- Semi-detached bungalow on quiet cul-de-sac
- Close to Fort Kinnaird and quick transport links
- Welcoming hallway with storage
- Bright lounge flowing through to the new kitchen and conservatory
- Two large double bedrooms and a dining room or 3rd bedroom
- Two bathrooms
- Large floored loft area with window and electricity
- Secluded rear garden to rear and driveway to front
- Energy Rating C and Council Tax band C

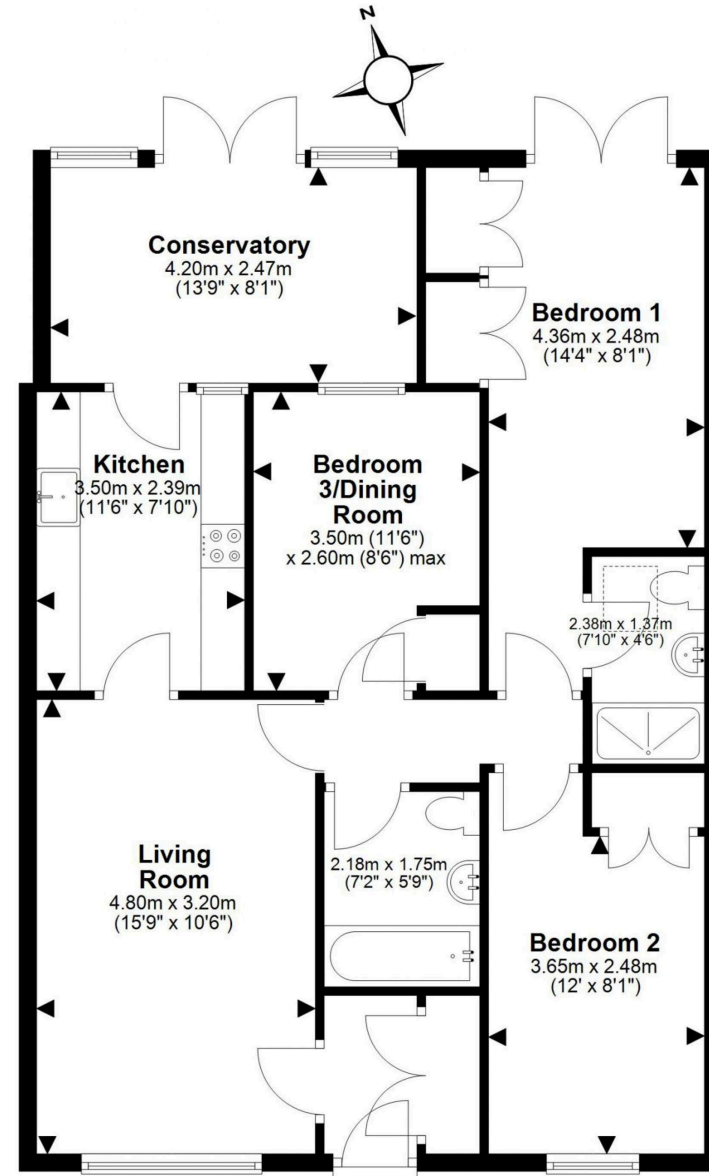
Integrated kitchen appliances, bathroom fixtures/fittings and white storage unit, garden tabl/chairs, large plant pots, water feature, garden love seat , desk in study/office, all furniture in main bedroom, carpets, blinds and light fittings included in the sale. Other furniture can be made available with separate negotiation.

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



Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of The Jewel and Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafés, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for excellent local schools, including Niddrie Mill Primary School and Castlebrae High School, and its close proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.





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.