



224 Greenwell Wynd
Ground floor villa, with private door
MORTONHALL | EDINBURGH | EH17 8WP


warners
solicitors & estate agents



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Warners are pleased to bring to market this exceptionally bright and well-proportioned lower villa, forming part of a small, modern development set amid neatly maintained communal grounds within a popular and well-connected residential area. The property offers a superb opportunity for a range of buyers seeking contemporary living with excellent access to local amenities and transport links.

Internally, the flat is presented in excellent order throughout, showcasing a stylish, modern interior with a strong emphasis on light and space. The generously sized open-plan living, dining and kitchen area provides a welcoming focal point to the home, offering ample room for both everyday living and entertaining. The contemporary kitchen is thoughtfully designed and well equipped with sleek cabinetry and a full range of integrated appliances, creating a highly functional and attractive space. There are two well-proportioned double bedrooms, both benefiting from integrated storage, while the principal bathroom is finished to a high standard, featuring a modern white three-piece suite with shower over bath, complemented by partial ceramic tiling and wall panelling for a clean, fresh feel. Additional storage is provided by useful cupboards within the hallway, enhancing the practicality of the layout. Further benefits include gas central heating, double glazing, contributing to comfort and efficiency. Externally, residents enjoy access to well-maintained shared garden grounds, dedicated bike storage and ample residents parking. Overall, this is an attractive, low-maintenance home offering contemporary living in a highly sought after area.

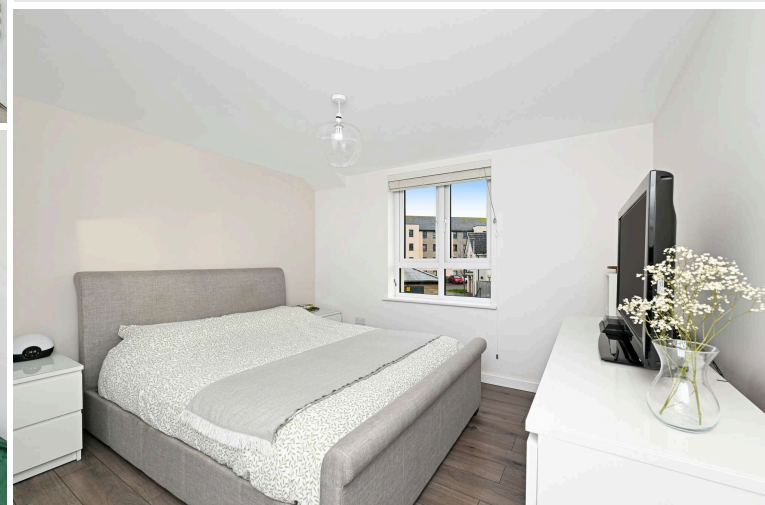
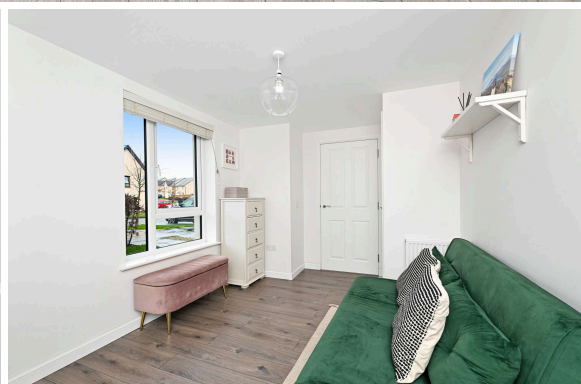
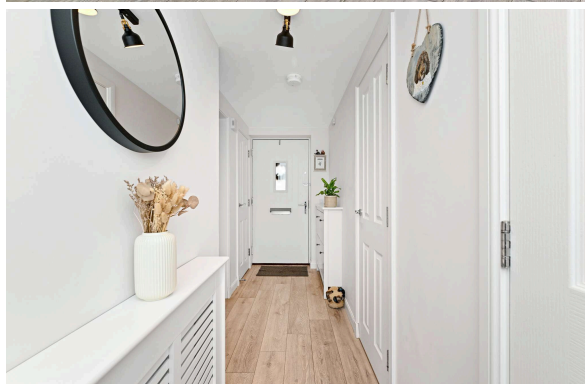
- Well-presented lower villa within a select modern development
- Light-filled, contemporary interior with a practical layout
- Popular, well-connected location close to amenities and transport links
- Welcoming entrance hallway with excellent storage
- Bright and spacious open-plan living / dining / kitchen area
- Contemporary, well-equipped kitchen with integrated appliances
- Two generously sized double bedrooms, both with integrated wardrobes
- Modern three-piece bathroom with shower over bath and stylish wall finishes
- Gas central heating and double glazing
- Well-maintained shared garden grounds
- Bike storage facilities
- Ample residents' parking

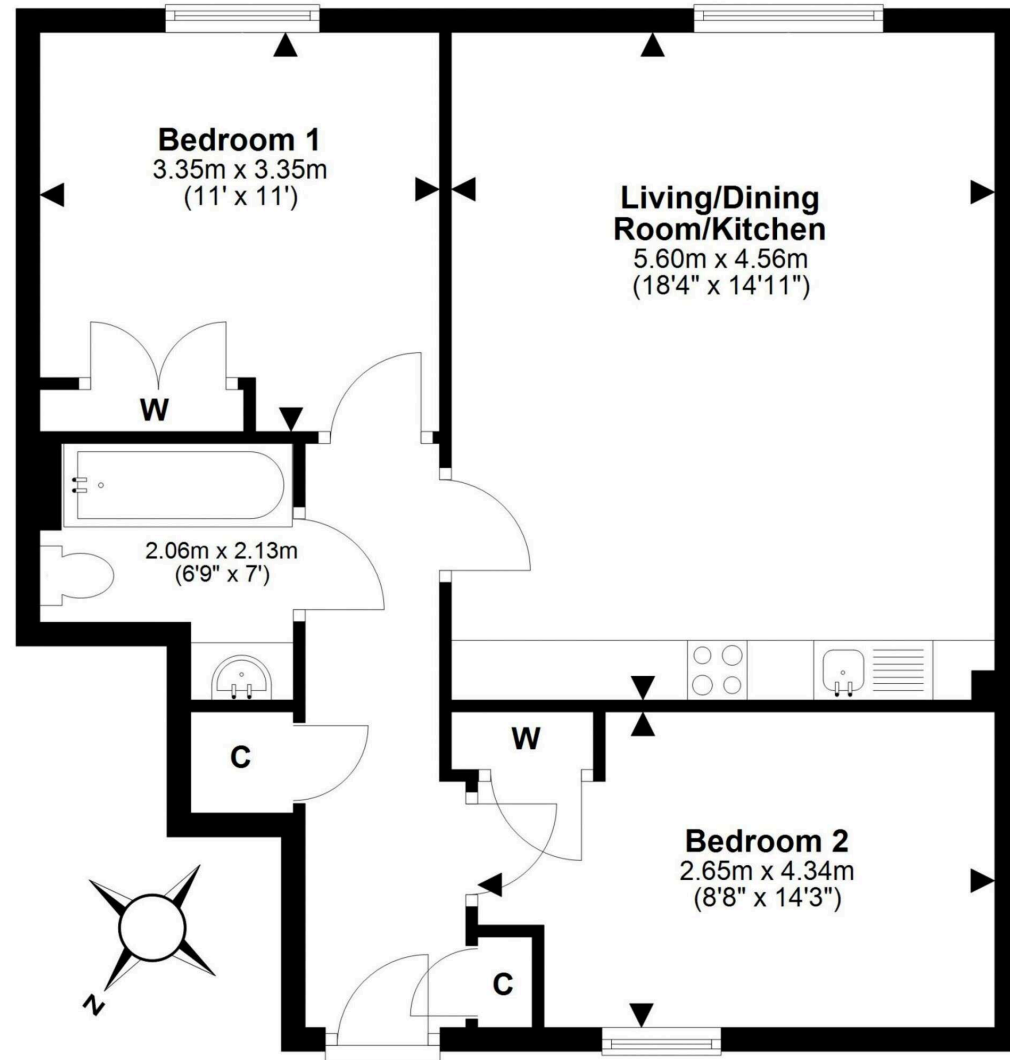
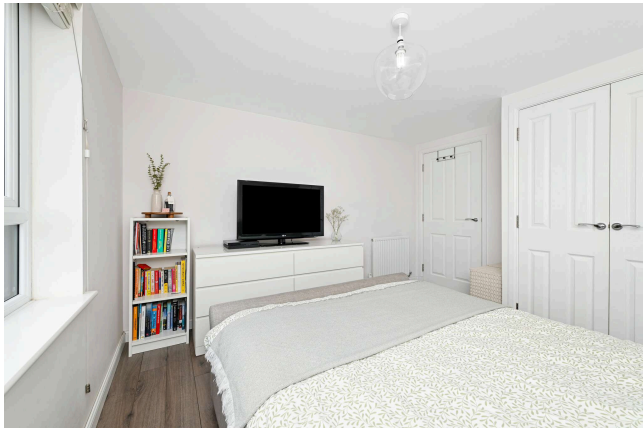
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property, including dishwasher & washing machine, along with all blinds. EPC: C CT: C Factoring: RMG Approx. £35 P/M & Ross & Liddell Approx. £125 P/Y.

The popular Mortonhall area of Edinburgh lies to the 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 and Straiton Retail Park, with Edinburgh city centre also being within easy reach. There is easy access to a number of golf courses and Hillend Ski Centre is also closeby. Schooling is well represented from nursery to senior level. 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 easily accessible.





Total area: approx. 61.9 sq. metres (666.7 sq. feet)

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.