

COULTERS[©]

30/5 EASTER STEIL

GLENLOCKHART, EDINBURGH, EH10 5XE

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Nestled within the prestigious Steils development in Glenlockhart, 30/5 Easter Steil is a wonderfully bright and spacious 3/4 bedroom top floor flat (second floor) with lovely views over the adjacent Merchants of Edinburgh Golf Course and neighbouring woodland.

The property is beautifully presented throughout with the following accommodation:

Broad reception hall with wood flooring, large west facing living room with a bay window and open views, a recently installed kitchen/breakfast room with corian work surfaces and French doors to an east facing balcony.

There are three double bedrooms, including a lovely master bedroom with an en suite bathroom, and a well-appointed dining room, which could also be used as fourth bedroom. There is a large attic area accessed from the reception hall.

The property benefits from gas central heating and double glazing throughout.

KEY FEATURES



Bright and spacious top floor flat



3/4 bedrooms and 2 bathrooms



Modern kitchen with balcony



Beautifully presented throughout



Lovely open views



Shared garden and private garage



EPC Rating - C



Council Tax Band - G



OUTSIDE

Building no.30 sits in the north-east corner of this well maintained and attractively landscaped development. There is a communal garden to the rear of the property and 30/5 also benefits from its own private garage to the side.

There is further off-street visitor and residents parking within the development.





MORE INFORMATION

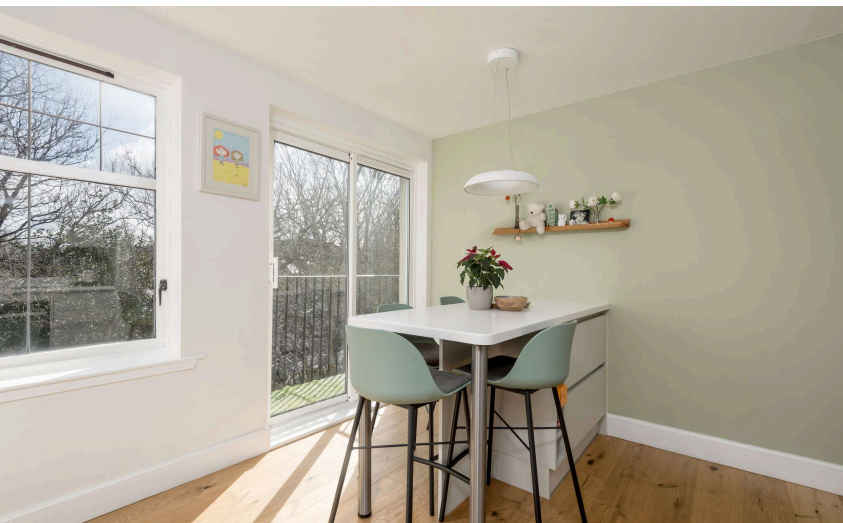
FACTORING AGENT

The managing agent for the development is James Gibb Residential Factors and the annual service charge is approximately £1,620 per year.

EXTRAS

All light fittings, blinds, curtains, fitted flooring and all white goods are included in the sale price.







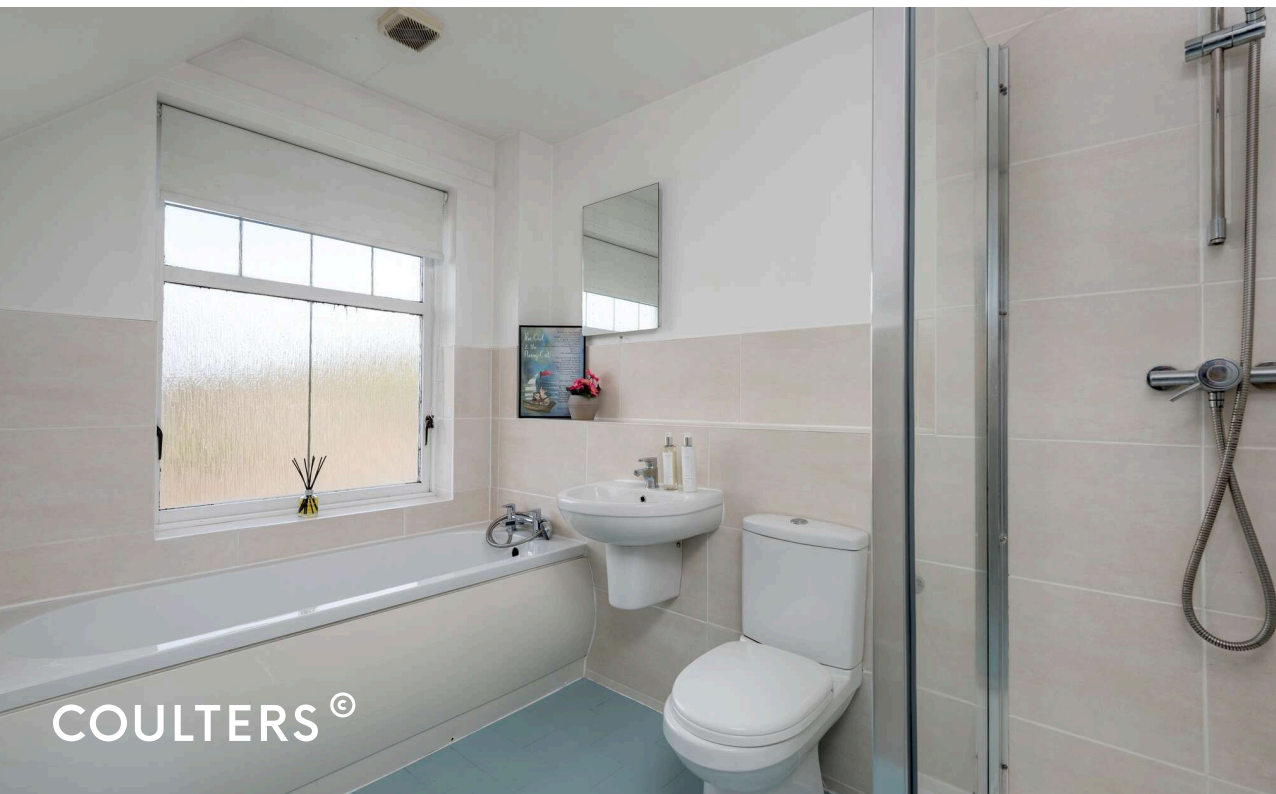


THE LOCAL AREA

The exclusive Glenlockhart area of Edinburgh lies south of the city centre, midway between Morningside and Craiglockhart. Morningside with its bars, restaurants, theatres and cinemas and Craiglockhart with its Sports/tennis centre as well as Merchants Golf Course within walking distance.

Morningside is well served by local amenities including a post office, medical centre, banks and a Waitrose supermarket and Marks & Spencer Food Hall. In addition, Morningside Road offers a variety of artisan cafes, specialist independent shops, delis, restaurants and bars. There are plenty leafy green spaces nearby including The Hermitage of Braid, Braidburn Valley Park, Blackford Hill and The Meadows. Furthermore, there are hiking and cycling trails in the spectacular Pentland Hills Regional Park just a short drive away.

The property falls into the catchment area for St Peter's RC Primary School, Oxbgangs Primary School, St Thomas of Aquin's RC High School and Firrhill High School. There is also excellent private schooling available nearby at George Watsons College, Merchiston Castle School and George Heriot's School.



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HOME REPORT VALUATION: £435,000

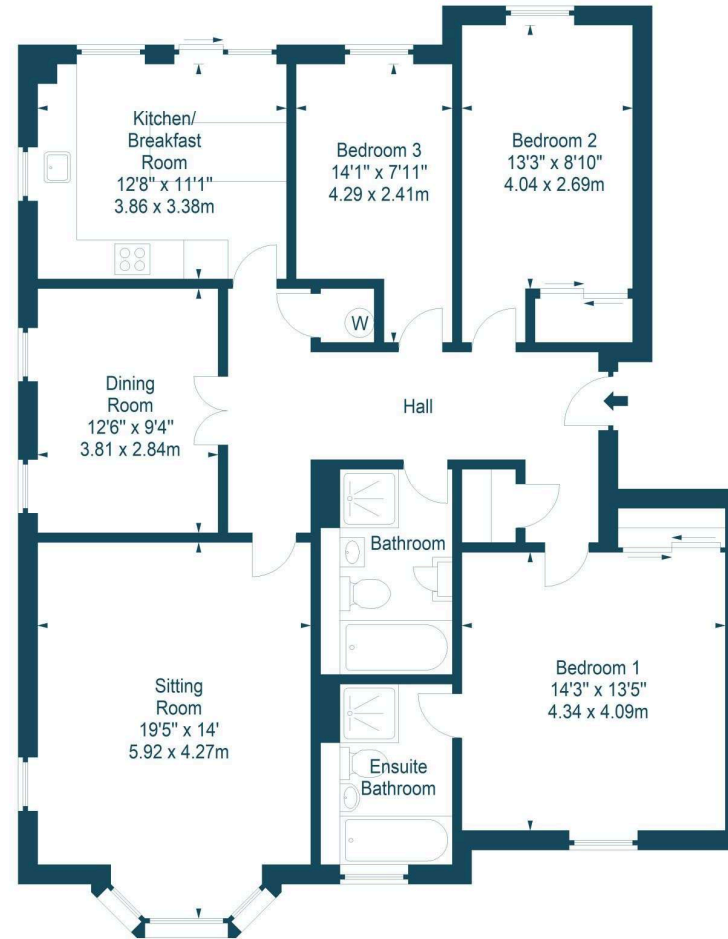
**Easter Steil,
Edinburgh,
Midlothian, EH10 5XE**



Approx. Gross Internal Area
1352 Sq Ft - 125.60 Sq M
Garage
Approx. Gross Internal Area
207 Sq Ft - 19.23 Sq M
For identification only. Not to scale.
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Ground Floor



Second Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.