

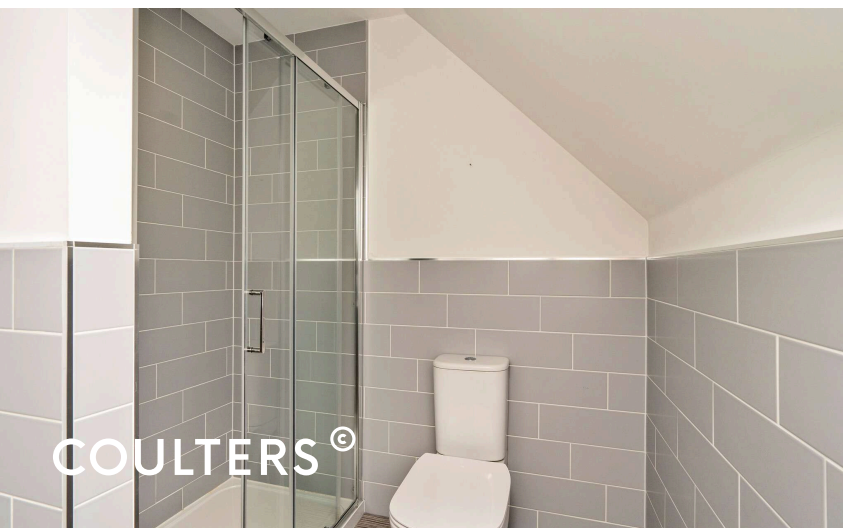
COULTERS<sup>®</sup>

# 14 GREENWELL WYND

MORTONHALL, EDINBURGH, EH17 8GH

 3 BED  3 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Set within a popular, family-friendly development in the ever-popular Mortonhall area, 14 Greenwell Wynd is a turn-key condition three-bedroom terraced house offering contemporary living across three well-designed levels. This immaculately maintained home is ideal for families, professionals, or anyone seeking a stylish property with excellent transport links to the city centre.

The ground floor opens with a welcoming entrance hallway that leads into a bright and spacious living and dining area, flooded with natural light and offering direct access to the private rear garden—perfect for entertaining or relaxing on warmer days. The kitchen is sleek and modern, fitted with integrated appliances and finished to a high standard, making it both practical and aesthetically pleasing. A convenient WC and useful under-stair storage complete the ground floor.

## KEY FEATURES



Modern terraced house.



Private rear garden.



Straiton Retail Park and Park & Ride close by.



EPC Rating - B



Three double bedrooms, one with an en-suite.



Private residents parking.



Within a short stroll of the local primary school.



Council Tax Band - F



The first floor hosts two generous double bedrooms, both featuring built-in wardrobes and ample space for furnishings. A stylish family bathroom with a crisp, contemporary finish serves this level. On the top floor, the principal bedroom creates a peaceful retreat, complete with its own en suite shower room and enhanced privacy-ideal for homeowners or guests.

Outside, the property boasts a well-maintained enclosed rear garden with a patio area, perfect for outdoor dining and family activities. The home is set adjacent to a shared green, offering a pleasant outlook and added privacy. Residents of this well-kept development benefit from communal landscaped grounds, a children's play area, and plentiful residents parking.







## THE LOCAL AREA

Nestled in the southern edge of Edinburgh, Mortonhall offers a peaceful and leafy residential environment while still providing easy access to the vibrant heart of the city. Surrounded by scenic green spaces and mature woodland, this well-established neighbourhood blends countryside charm with urban convenience.

Mortonhall is best known for its proximity to the Pentland Hills Regional Park, Mortonhall Estate, and Braid Hills, making it an ideal spot for walkers, cyclists, and nature lovers. Despite its semi-rural feel, Mortonhall is just a 15-20 minute drive or bus ride from the city centre, with frequent public transport options via nearby routes.

The area features a mix of traditional homes, modern developments, and well-kept parkland. Local amenities include nearby supermarkets, schools, and recreational facilities, as well as easy access to neighbouring communities such as Fairmilehead, Liberton, and Morningside.

Mortonhall offers a unique blend of calm living and city connectivity - perfect for families, professionals, and retirees seeking the best of both worlds in Edinburgh.

## EXTRAS

All window coverings, light fittings, fitted flooring and integrated kitchen appliances are included in the sale price.

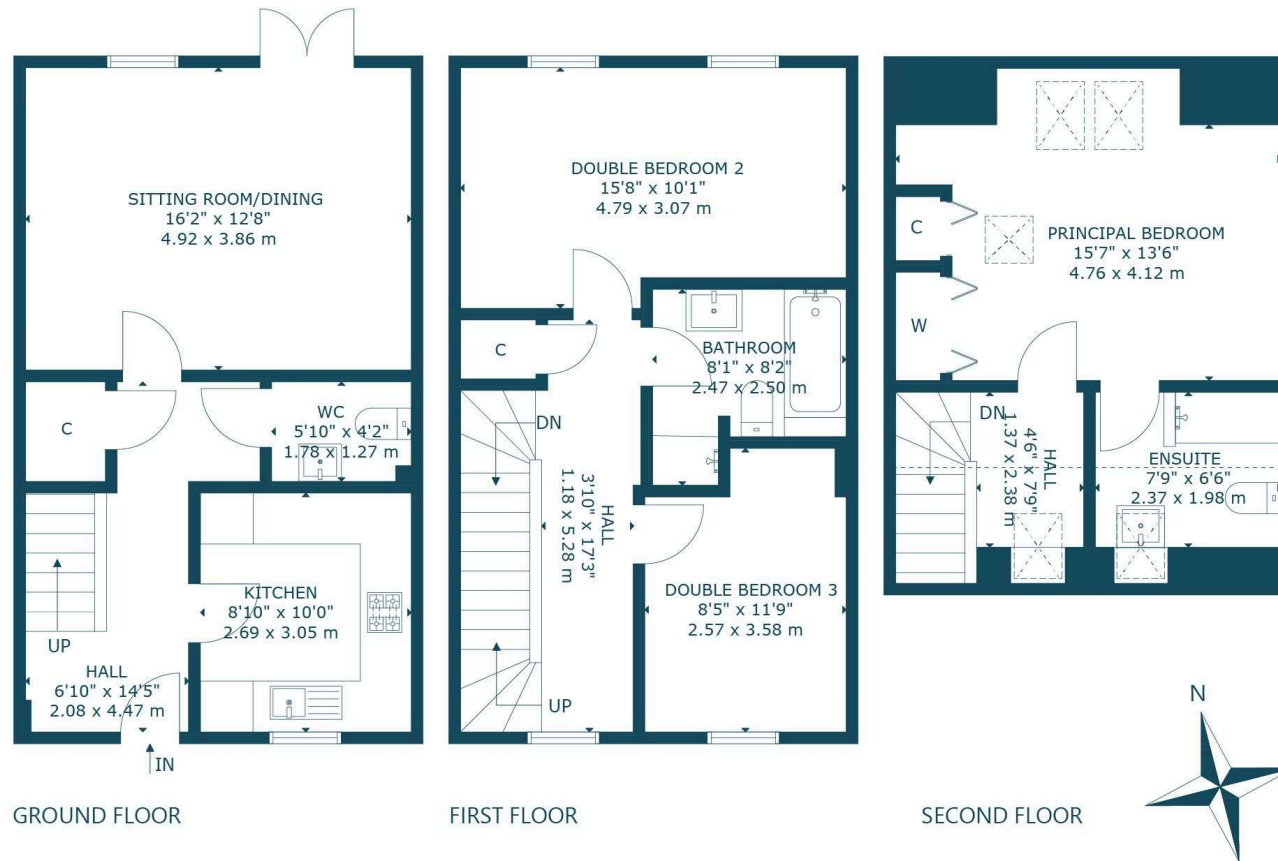
The property is factored by Ross & Liddell with a quarterly cost of approximately £75.

**HOME REPORT VALUATION: £330,000**









14 GREENWELL WYND, EDINBURGH, EH17 8GH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,302 SQ FT / 121 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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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.