

**11 Easter Steil
EDINBURGH EH10 5XE**

Offers Over £740,000

- Exceptional 5 bed Townhouse
- Sought after location
- South facing front Garden
- Bay window lounge & dining kitchen
- 5 double bedrooms two ensuite
- Family bathroom & two separate WC's
- Utility, integrated garage and residents parking
- Double glazing & gas central heating

Council Tax Band: G

Tenure: Freehold

Annual Service Charge: £300



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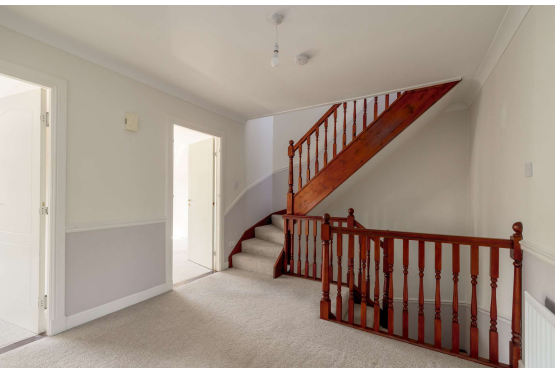
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Exceptional 5 bedroom Townhouse

11 Easter Steil is an exceptional five-bedroom townhouse situated in the highly sought-after Greenbank area of the city. Arranged over four spacious floors, this exceptional home offers contemporary and versatile living, with generously proportioned accommodation thoughtfully designed to suit the demands of modern family life. Combining style, space, and flexibility, the property provides an ideal setting for both everyday living and entertaining.

This impressive family home offers a welcoming and spacious layout arranged across four levels. The ground floor begins with a vestibule leading into a generous entrance hallway, providing access to the principal living accommodation. The elegant bay-fronted lounge is a bright and inviting reception space, featuring a charming Juliette balcony and striking feature fireplace, creating a wonderful focal point. A beautifully appointed dining kitchen benefits from a bay window overlooking the south-facing private front garden, allowing natural light to fill the space. Fitted with an integrated electric oven and gas hob, it is ideal for both everyday family living and entertaining. A separate dining room provides a versatile additional reception space, perfect for formal dining, family gatherings, or use as a home office. convenient WC is also located on this level, adding further practicality for modern family living.

The first floor features three generously sized double bedrooms, with two enjoying private en-suite facilities comprising an en-suite bathroom and shower room. A stylish family bathroom with a contemporary three-piece suite and shower over the bath completes this level. Two further well-proportioned double bedrooms are located on the second floor, offering excellent flexibility for family, guests, or home working. Further versatility is found on the lower ground floor, which features an additional double bedroom/office space, utility room, WC, and direct access to the integrated double garage.

Further benefits include a south-facing front garden, generous loft space, gas central heating, double glazing, integrated garage and residents’ parking, enhancing the comfort, practicality, and appeal of this exceptional family home. **Please note no warranty given for systems.**

Factor details: A factoring fee of approximately £300 per annum is payable to James Gibb Factor

Greenbank is a highly desirable residetail area situated approximately 4 miles South of Edinburgh's City centre. The area benefits from a range of local amenities, with nearby shopping and dining options available in Morningside and Bruntsfield. These vibrant neighbourhoods offer independent boutiques, cafés, restaurants, the much-loved Dominion Cinema and Churchill Theatre, as well as well-regarded supermarkets, contributing to the area’s strong lifestyle appeal. The location is also well placed for access to reputable schooling, both in the state and independent sectors. Efficient public transport links and road connections provide straightforward access to Edinburgh city centre, as well as the City Bypass for travel further afield.

For leisure and outdoor activities, the Hermitage of Braid and Blackford Hill Local Nature Reserve provide scenic walking routes, open hillside, and panoramic views across Edinburgh, whilst the Braid Hills and Braid Hills Golf Course offer further outdoor recreation. The nearby areas of Morningside and Bruntsfield provide a range of leisure facilities, cafés, and fitness amenities. Overall, Greenbank Village combines attractive residential surroundings, excellent access to green space, and close proximity to some of Edinburgh’s most sought-after amenities, making it a prime location within the capital.

Viewing by appointment 0131 337 1800





Easter Steil,
Edinburgh,
Midlothian, EH10 5XE



Approx. Gross Internal Area
2402 Sq Ft - 223.15 Sq M
Garage
Approx. Gross Internal Area
404 Sq Ft - 37.53 Sq M
For identification only. Not to scale.
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