



## DESCRIPTION

Set within a modern development in the popular EH17 area of Edinburgh, this well-presented three bedroom, three bathroom end terrace home offers bright and spacious accommodation ideal for families and professionals.

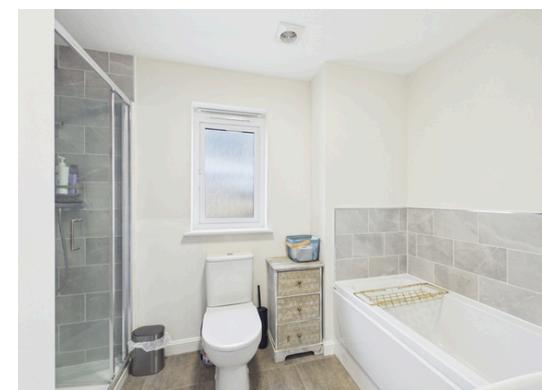
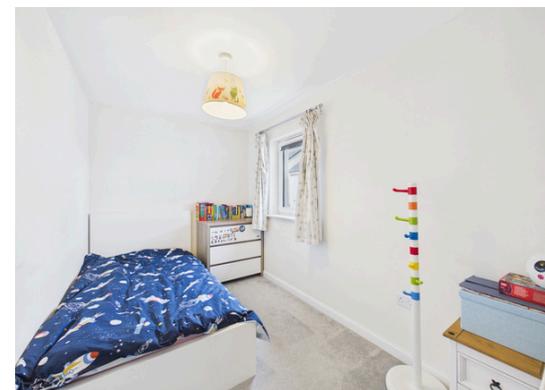
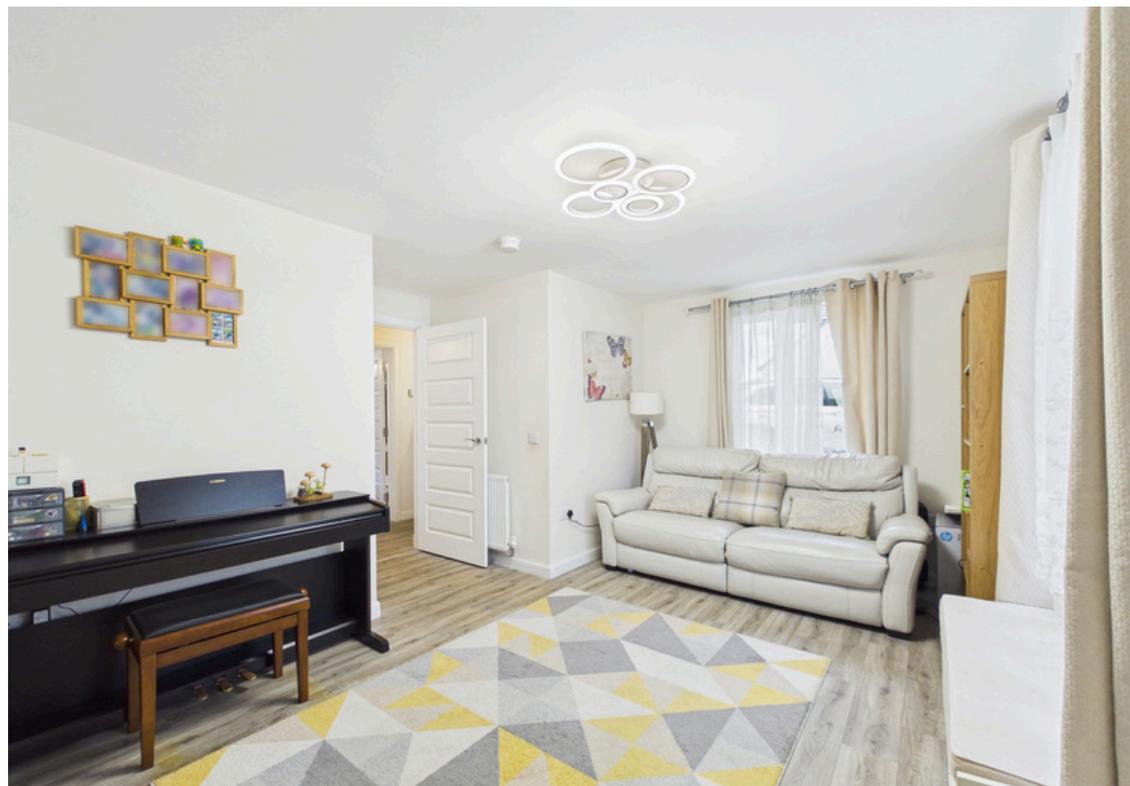
The property features a welcoming living room, contemporary dining kitchen, principal bedroom with en-suite, two further double bedrooms and a family bathroom. Externally, there is a private rear garden and the added benefit of an end-terrace position providing extra privacy and natural light. Well located for local amenities and transport links into the City Centre.

### The Property comprises of:

- Entrance Hallway
- Spacious lounge
- Ground floor WC
- Bright and open kitchen/diner with doors to garden
- Primary bedroom with en suite shower room
- Two further well sized bedrooms
- Family bathroom
- Enclosed rear garden
- Off road parking
- Attic Storage Space
- 88 Square Meters

### Viewings

by appointment please call Gibson Estate Agents



## Location

Greenwell Wynd lies within the popular residential area of Gilmerton on the south side of Edinburgh, approximately five miles from the City Centre. This well-established neighbourhood offers a good range of everyday amenities including local shops, convenience stores and supermarkets, with further extensive retail facilities available at nearby Cameron Toll Shopping Centre. Straiton Retail Park is also within easy reach, providing a variety of high street names, larger supermarkets and leisure outlets.

The surrounding area benefits from a number of recreational opportunities. Nearby open spaces include Liberton Golf Club and the scenic walks of Craigmillar Castle Park, while Hillend Ski Centre at Midlothian Snowsports Centre offers year-round outdoor activities. A short journey north brings you to the vibrant district of Newington, home to the Royal Commonwealth Pool, the Queen's Hall and the Festival Theatre, along with an excellent choice of cafés, bars and restaurants.

