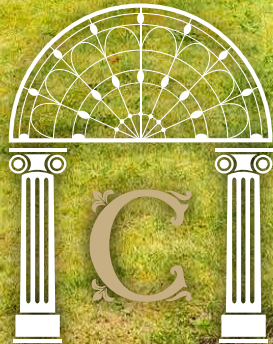


# 25 THE STEILS

GREENBANK, EDINBURGH, EH10 5XD



CULLERTON'S

# TABLE OF CONTENTS

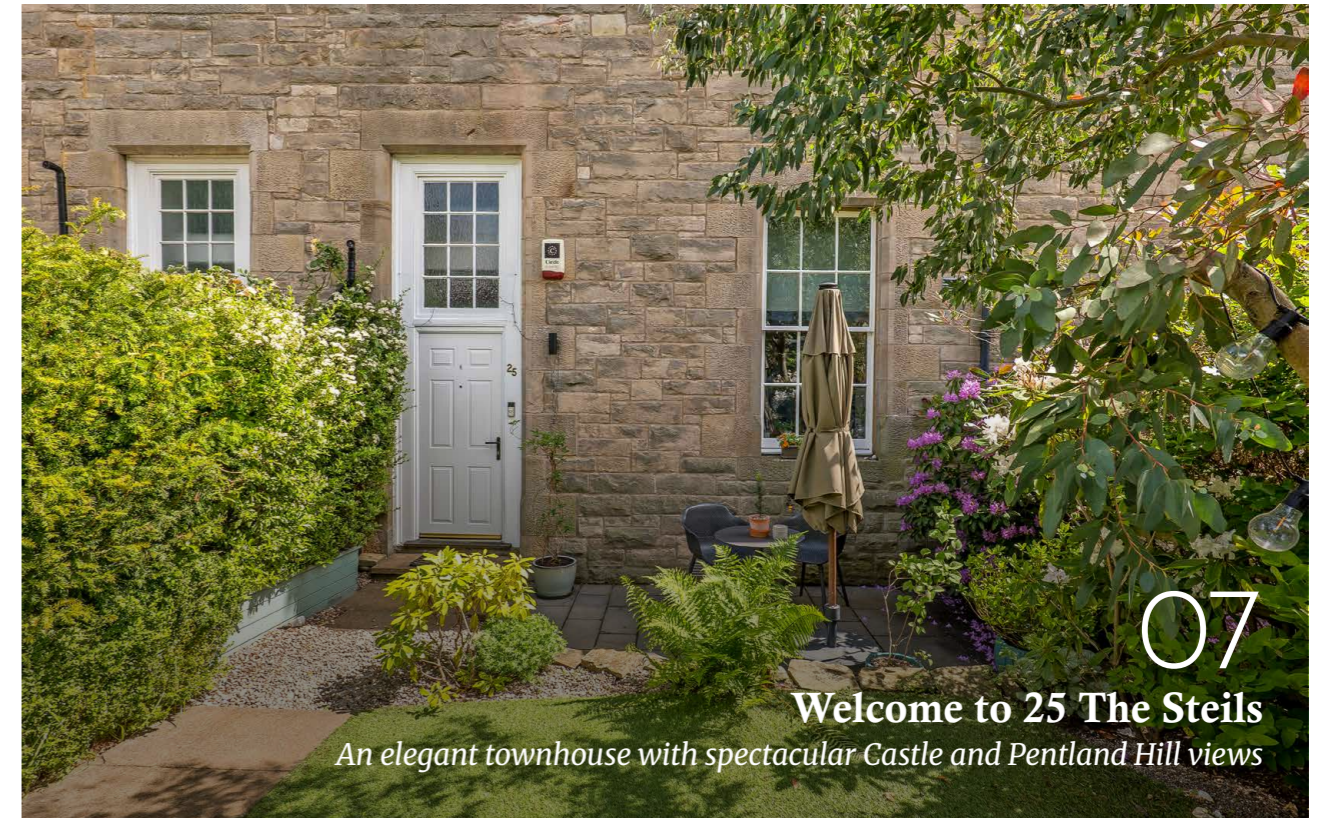


— The property expert behind the personalised service

MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

*Mark Cullerton*



**Welcome to 25 The Steils**

*An elegant townhouse with spectacular Castle and Pentland Hill views*

- 04 Floorplan
- 07 The property
- 11 The entrance
- 13 Reception room
- 16 The kitchen
- 20 Airy landings



**A contemporary kitchen**



**The bedrooms**

- 24 Principal bedroom
- 27 Further accommodation
- 28 The bathroom
- 30 Gardens & parking
- 35 Greenbank, Edinburgh



## Property Name

25 The Steils

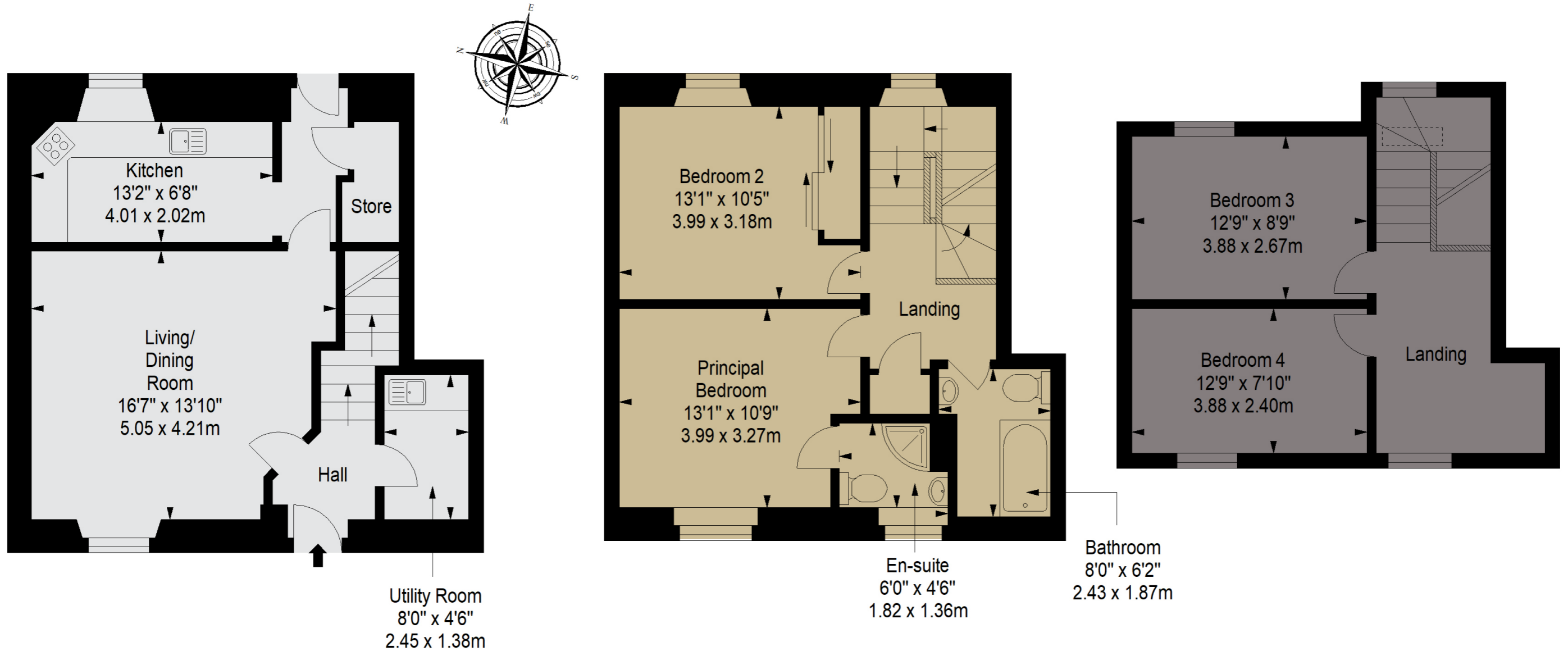
## Location

Greenbank, Edinburgh, EH10 5XD

## Approximate total area:

127.1 sq. metres (1368.1 sq. feet)

 - Ground Floor  - First Floor  - Second Floor





**T**his outstanding family home offers a peaceful address within easy reach of the city centre, the City Bypass, well-regarded schools, and beautiful open green spaces. The mid-terraced house boasts three-storey interiors, defined by elegant proportions, soaring ceiling heights, a muted contemporary colour palette, and abundant natural light from traditional sash-and-case windows and upper skylights, capturing enviable views of Edinburgh Castle and the Pentland Hills.

## GENERAL FEATURES

- Exclusive setting within a listed Victorian conversion
- Elegant townhouse enjoying spectacular Castle and Pentland Hill views
- Highly desirable location close to the city centre, Bypass, and excellent schools
- Light-filled interiors combining period character and contemporary styling
- Flexible accommodation arranged over three levels
- Home Report value - £ 550,000
- EPC Rating - D

## ACCOMMODATION FEATURES

- Welcoming entrance hall with utility room
- Elegant living and dining room with kitchen connection
- Contemporary kitchen with appliances, garden access, and store
- Principal bedroom with stylish en-suite shower room
- Three further versatile double bedrooms
- Bright upper-level study area or reading nook
- Contemporary family bathroom with shower-over-bath
- Gas central heating and ground/second floor double glazing

## EXTERNAL FEATURES

- Well-maintained front and rear gardens
- Enclosed rear garden with dining terrace and shed
- Private driveway accessed via the rear garden
- Maintained communal grounds within the exclusive development
- Factor: Managed by James Gibb at an approx. cost of £21 per month



25 The Steils

# Welcome

## TO 25 THE STEILS

This outstanding family home offers a peaceful address within easy reach of the city centre, the City Bypass, well-regarded schools, and beautiful open green spaces. The mid-terraced house boasts three-storey interiors, defined by elegant proportions, soaring ceiling heights, a muted contemporary colour palette, and abundant natural light from traditional sash-and-case windows and upper skylights, capturing enviable views of Edinburgh Castle and the Pentland Hills.





# A

# *refined*

SPACE FOR RELAXATION  
AND DINING

The entrance hall flows into a beautifully proportioned reception room, where the home's refined styling and impressive sense of space are immediately apparent. Its high ceiling is framed by an understated cornice and central rose, while crisp white and dove-grey décor is warmly enhanced by a honey-coloured engineered wood floor continued from the hall. There is flexible space for both comfortable seating and a dining area, with direct access to the kitchen, creating a convenient and sociable arrangement.



# *Elegant living and dining room*





# Contemporary

KITCHEN  
OPENING  
ONTO  
THE  
GARDEN



Overlooking the rear garden via a large window and benefiting from direct access, the contemporary kitchen features sleek white cabinets, grey worktops and flooring, and neutral décor enhanced by a high ceiling in dark green. The space comes well-equipped with an integrated wall oven, warming drawer, and induction hob with an ultra-modern hood, along with an undercounter dishwasher and a tall fridge/freezer. A built-in store provides extra concealed storage, whilst a utility room off the hall discreetly houses a freestanding washing machine.



# Head on up





A softly carpeted staircase from the hall winds through the home, with bright and airy landings on each upper floor, one providing a light-filled study area or reading nook.

# A tranquil

PRINCIPAL SUITE

The principal bedroom on the first-floor benefits from soft grey décor and carpeting, creating a tranquil ambience further heightened by a tall sash window providing excellent light. It forms a suite with a contemporary, subway-tiled shower room.





# Further

## VERSATILE BEDROOMS

The remaining bedrooms are also doubles, tastefully presented with neutral décor. One on the first floor is comfortably carpeted and fitted with a generous wardrobe. Two second-floor bedrooms are attractively set beneath the eaves. The bedrooms and study area on this level feature engineered wood flooring and enjoy the home's magnificent outlook towards Edinburgh Castle and the Pentland Hills.



A FAMILY

# Bathroom

Offset by contemporary neutral tilework and stylish teal-blue décor, the first-floor bathroom features a P-shaped bath with an overhead shower, alongside a WC and pedestal basin.



# Gardens & parking



## ATTRACTIVE ENCLOSED GARDEN AND PRIVATE PARKING

The home is complemented by well-maintained front and rear gardens featuring lawns framed by leafy borders. The enclosed rear garden also boasts a dining terrace and a useful shed. From here, a gate provides access to the private driveway. Beyond the property itself, residents

enjoy the tranquillity of this unique community, where mature landscaping and beautifully maintained communal grounds create a wonderfully relaxing setting.



# Greenbank

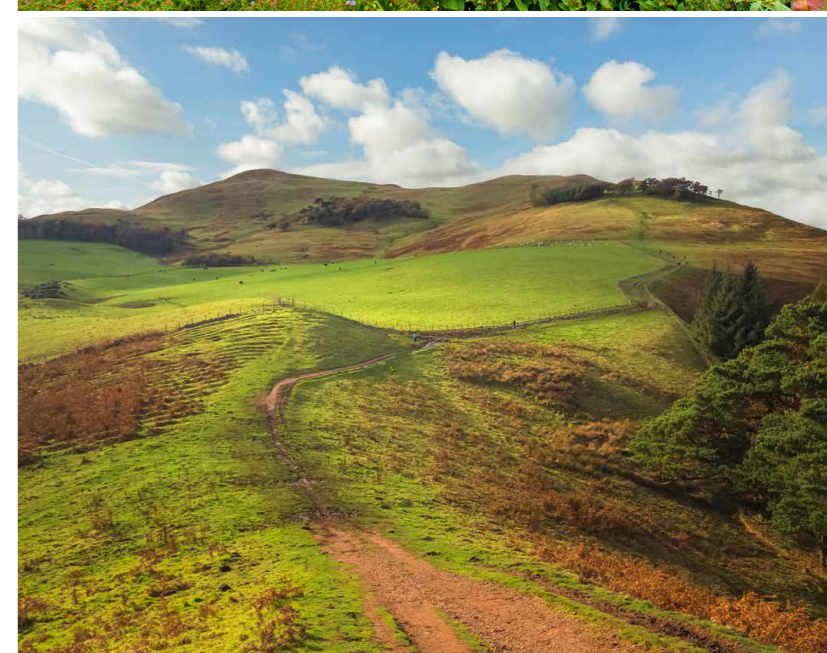
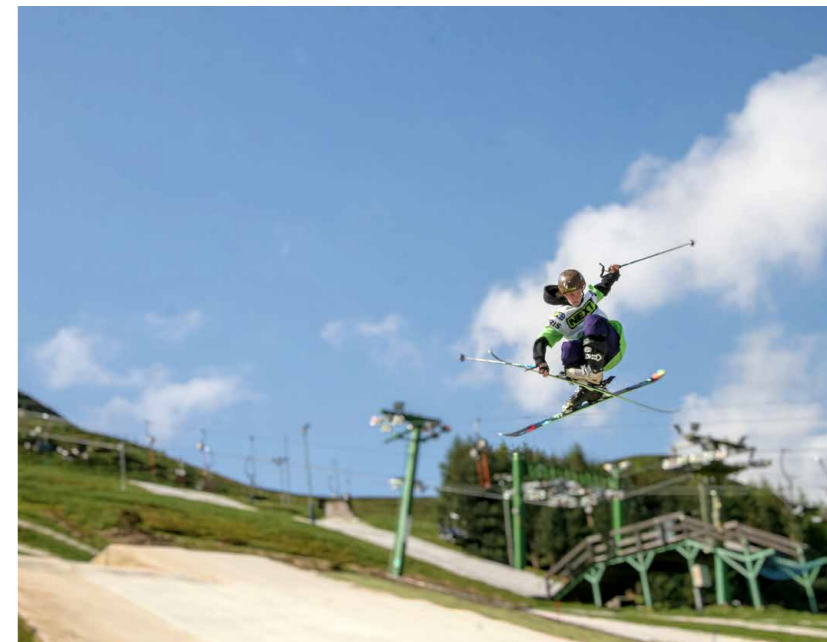
EDINBURGH

**T**

he sought-after residential area of Greenbank offers a wonderfully balanced setting just over three miles south of

Edinburgh's city centre, combining leafy tranquillity with excellent everyday convenience. A short distance away, the ever-popular neighbourhoods of Morningside and Bruntsfield provide an outstanding selection of amenities. Here, you'll find an appealing mix of artisan cafés, acclaimed restaurants, traditional pubs, and independent retailers, alongside larger supermarkets and a Waitrose. Cultural offerings are equally strong, with the renowned Dominion Cinema, boutique galleries, and theatres all within easy reach, creating a vibrant yet relaxed lifestyle setting.

Green space is a defining feature of the area. The picturesque Braidburn Valley Park lies moments away, offering scenic walking routes along the burn, while the tranquil Hermitage of Braid and Blackford Hill Local Nature Reserve provides peaceful woodland trails and panoramic views across the city skyline. For more expansive outdoor pursuits, the Pentland Hills Regional Park is a short drive away, catering to hillwalking, cycling, and skiing at Hillend Snowsports Centre. For leisure and fitness, Craiglockhart Leisure and Tennis Centre is close by, offering a gym, fitness classes, and extensive tennis facilities. Golf enthusiasts are particularly well served, with several prestigious courses nearby, including Merchants of Edinburgh Golf Club, Mortonhall Golf Club, and Braid Hills Golf Course. The area is highly regarded for its schooling, with the property falling within the catchment for the well-respected South Morningside Primary School and Boroughmuir High School. A number of excellent independent schools are also easily accessible, and Edinburgh Napier University is conveniently nearby. Transport links are excellent, with frequent bus services connecting Greenbank to the city centre and surrounding areas. In addition, the nearby City Bypass ensures swift access to the wider motorway network, Edinburgh Airport, and beyond, making this an ideal location for both commuters and families alike.





## SCHOOLS

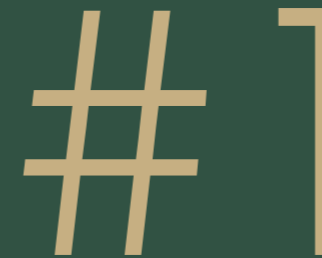
State Schools: South Morningside Primary School, Boroughmuir High School  
Independent Schools: George Watson's College, Merchiston Castle School, George Heriot's School, St George's School for Girls

## CULTURE

Edinburgh Castle, National Museum of Scotland, Scottish National Gallery of Modern Art, and the Edinburgh Festival Fringe.

## SHOPPING

Morningside Road offers a superb mix of independent boutiques, cafés, and convenience stores, alongside a Waitrose & Partners. Nearby Bruntsfield Place and Cameron Toll Shopping Centre provide further high-street options.



A PRESTIGIOUS, LEAFY RESIDENTIAL SETTING NEAR MORNINGSIDE, OFFERING TOP-TIER SCHOOLING, BEAUTIFUL GREEN SPACES, AND AN EASY COMMUTE TO THE CITY CENTRE.

## LOCATION



3.1 miles from Edinburgh city centre

## TRANSPORT



Bus – 4, 5, 10, 11, 15, 16,

23, 27, 36, 38, 45

Railway Station –

Haymarket Station

(2.3 miles)

Tram Stop – Murrayfield

Stadium (2.6 miles)

Airport – Edinburgh

International (8 miles)



## SPORTS

Craiglockhart Leisure and Tennis Centre, Midlothian Snowsports Centre, Bruntsfield Links Golfing Society, local gyms and yoga studios in Morningside.

## PARKS

Hermitage of Braid and Blackford Hill Local Nature Reserve, Blackford Hill, The Meadows, Bruntsfield Links, Braidburn Valley Park, Craiglockhart Hill

## FOOD & DRINK

A vibrant café and dining scene in Morningside and Bruntsfield, with artisan coffee shops, restaurants, and traditional pubs, plus further options across the Southside and city centre.

— *Where truly bespoke service is the cornerstone of our ethos*

# WELCOME TO CULLERTON'S

**At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.**

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

74 St Stephen Street, Edinburgh, EH3 5AQ

0131 225 5007

[info@cullertonsproperty.co.uk](mailto:info@cullertonsproperty.co.uk)

[www.cullertonsproperty.co.uk](http://www.cullertonsproperty.co.uk)



— *Property Consultant*

MARINA FERBEJ



*For further information on this property, or to arrange a viewing, contact Marina, who will be delighted to assist you.*

07740 985812

[marina@cullertonsproperty.co.uk](mailto:marina@cullertonsproperty.co.uk)

— *About Marina*

Marina is a dedicated Real Estate Consultant, with over five years of experience in real estate and 29 years in the hospitality and travel industry—where she successfully ran her own business—Marina brings a wealth of expertise and a personal touch to every buying and selling transaction.

A lifelong resident of Edinburgh, Marina enjoys travelling, both in Scotland and abroad. She loves walks with Betty, her Cockapoo, and dining out with family and friends, especially weekend breakfasts at Patina. Of Italian and Ukrainian descent, Marina's rich heritage adds depth to her personable approach.



# CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)

[INFO@CULLERTONSPROPERTY.CO.UK](mailto:INFO@CULLERTONSPROPERTY.CO.UK)



SCAN TO DISCOVER MORE

**DISCLAIMER:** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.