










## 222 Greenwell Wynd

Mortonhall | Edinburgh | EH17 8WP

An immaculately presented end terrace villa within the sought after Heritage Grange development in Mortonhall. Set against a backdrop of beautiful surrounding countryside, the property enjoys a peaceful yet convenient position, with easy access to local amenities and excellent transport links. Offering stylish modern living in a desirable residential setting, it is ideally suited to professionals and young families alike.

-  3 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Front and rear gardens
-  Residents parking
-  EPC rating – B
-  Council tax band - E



## Description

In move in condition and laid out over two levels, downstairs briefly comprises of a bright and airy lounge with understairs storage, a fitted kitchen with a range of sleek white wall and base units with co-ordinated worktops and a door to the garden, and a useful utility area with handy WC.

Moving upstairs there are two double bedrooms, both with built in wardrobes, a single bedroom which would make an ideal nursery or home office, and a bathroom with a crisp white suite and shower over the bath. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the gas hob and electric oven, integrated fridge/freezer and dishwasher together with the garden shed.

## Gardens and parking

A neat front garden welcomes you to the property and to the rear is a fully enclosed garden, laid to lawn with areas of patio and decking, all together offering a lovely space for dining in the warmer months and a safe place for children and pets to play. There is the added convenience of residents parking.

## Factoring

The communal grounds around the development are maintained by Ross & Liddell at a cost of approximately £10 per month.

## Viewing

By appointment through Neilsons (0131 625 2222).





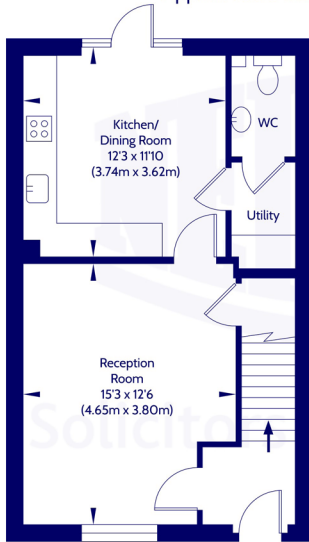
## Location

Situated in the popular Mortonhall area of Edinburgh, Greenwell Wynd forms part of the established Heritage Grange development. The location offers a good range of local amenities, with nearby Straiton Retail Park providing major retailers, supermarkets, and dining options. Further facilities can be found at Cameron Toll Shopping Centre and in nearby Morningside, which offers an excellent selection of cafés, bars, and specialist shops. Regular bus services ensure easy access to the city centre and surrounding districts, while the City Bypass offers convenient links to the wider motorway network. Schooling is well provided for at all levels, with a primary school located just opposite, and several highly regarded independent schools within easy reach. The area is also surrounded by green open spaces, including Mortonhall Golf Club, the Braid Hills, and the scenic woodland and walking trails of Mortonhall Estate.

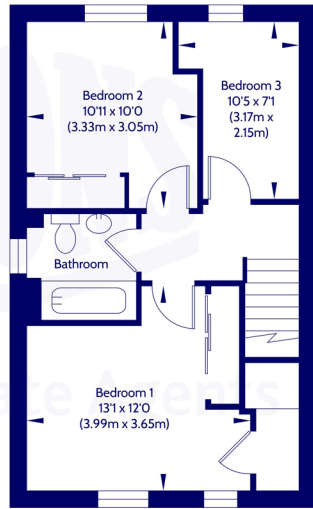




Approx. Gross Internal Floor Area 82 Sq M / 879 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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