



DESCRIPTION

Set within a modern development in the popular EH17 area of Edinburgh, this well-presented two-storey end-terraced home offers bright and practical living space, ideal for families, first time buyers, and professionals.

The ground floor comprises an entrance hallway, spacious living room, kitchen/diner with access to the garden, WC and utility area. Upstairs features three bedrooms, including a principal with en-suite, and a family bathroom.

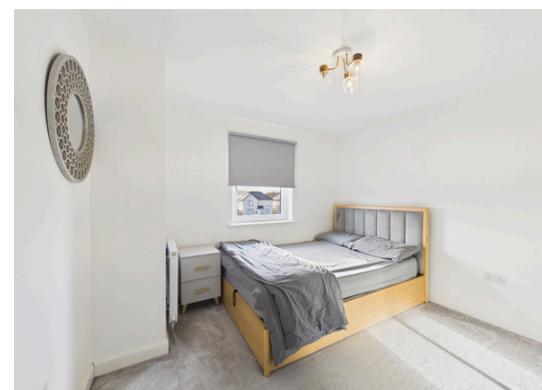
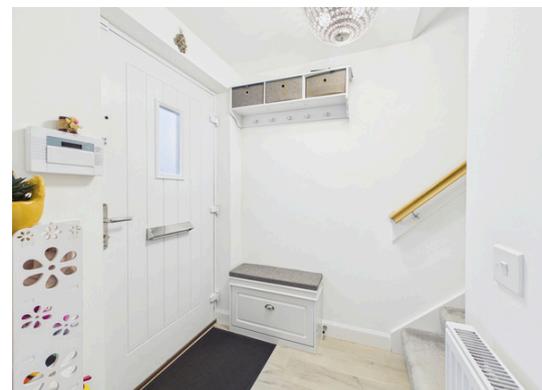
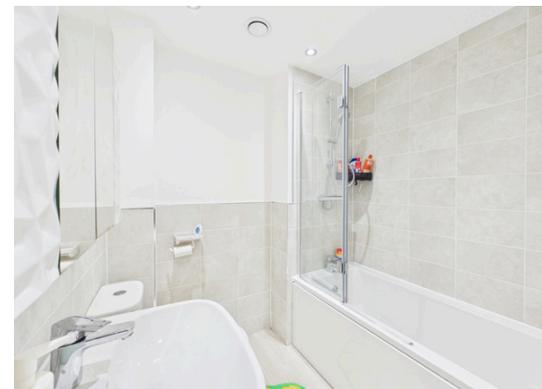
Externally, the property benefits from a private enclosed rear garden and an end-terrace position, providing added privacy and natural light. Well located for local amenities and transport links into the City Centre.

The Property comprises of:

- Entrance hallway
- Spacious Living room
- Kitchen/diner with garden access
- Ground floor WC
- Utility area
- Three bedrooms (principal with en-suite)
- Family bathroom with Shower over Bath
- Enclosed rear garden
- End-terrace position

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.

