



Solicitors & Estate Agents



Offers Over

£320,000

35/8 Mid Steil

Glenlockhart | Edinburgh | EH10 5XB

This impressive, beautifully presented second floor apartment forming part of a handsome B-Listed building with stunning views across to Edinburgh Castle, Arthur's Seat and beyond is presented to the market in true move-in condition. The property is pleasantly situated within the sought after development of The Steils within pleasant communal landscaped grounds.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Allocated parking space
-  Communal gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The property shall undoubtedly appeal to the professionals and in brief comprises; secure entry system, welcoming entrance hallway with built-in storage, well proportioned and bright reception/dining room with double aspect and beautiful views, stunning fitted kitchen with integrated appliances, light and airy principal bedroom with fitted mirrored wardrobes and en-suite shower room, second well proportioned double bedroom and contemporary bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating throughout and double – glazed windows.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Parking & Factor

The property is pleasantly positioned within well cared for communal garden grounds and benefits from an allocated parking space. A factoring fee of approx. £120 per month is payable to James Gibb for the upkeep of the communal grounds, stair cleaning and block buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

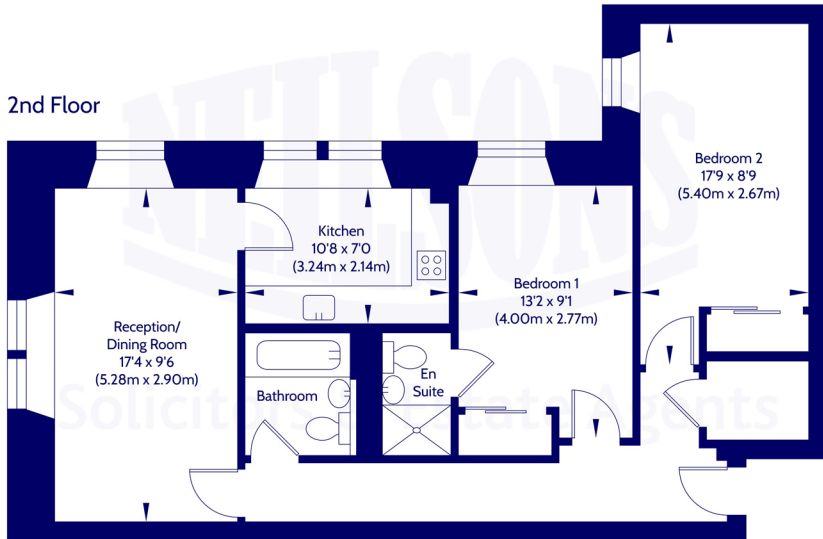
Glenlockhart is a highly sought after residential area of Edinburgh. Excellent amenities can be found in nearby Morningside which boasts a good range of specialist shops, supermarkets, banks, building societies, a library and post office. There are also a wide variety of restaurants, pubs and bars. Excellent schooling can be found within the vicinity from nursery to university level. There are many recreational facilities in the area including the Dominion cinema, golf courses, tennis clubs and delightful walks through the Hermitage of Braid, Blackford Hill and Braidburn Valley. Regular bus services run to and from the City Centre and the City Bypass is easily accessible providing access to the North and South.





Approx. Gross Internal Floor Area 72 Sq M / 773 Sq Ft.

2nd 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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