



49 The Steils  
GREENBANK | EDINBURGH | EH10 5XD

  
warners  
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Set in a manicured, established leafy development, surrounded by quick transport links, excellent local amenities and vast open green spaces is this immaculately presented two-bedroom mid-terraced B-listed period house with private rear garden and residents parking, that would make an ideal first time buy or family home.

The accommodation has been fully renovated to a high standard by the current owner and comprises welcoming entrance hallway, spacious living room with an attractive fireplace and electric fire, fully fitted stylish new kitchen that currently comprises a gas hob, oven, fan, fridge/freezer, dining area, dishwasher, washing machine, boiler cupboard and has access out to the private landscaped rear garden, which is made up of a decking and flower beds. Also downstairs is a handy WC. Upstairs there are two well-proportioned bedrooms, both with built in storage and the master benefitting from an en-suite shower room. Completing the accommodation is the bathroom with waterfall shower over the bath. Early viewing is essential to fully appreciate the attractive interiors and quiet, yet well-connected location.

- Established leafy development in sought after area
- Mid-terraced two-bedroom home
- Spacious living room
- Fully fitted stylish kitchen
- Two bedrooms, one with en-suite
- Bathroom with waterfall shower over the bath
- Allocated parking space and Residents parking
- Private garden
- Gas central heating and Double glazing.

Council Tax F and Energy Rating C

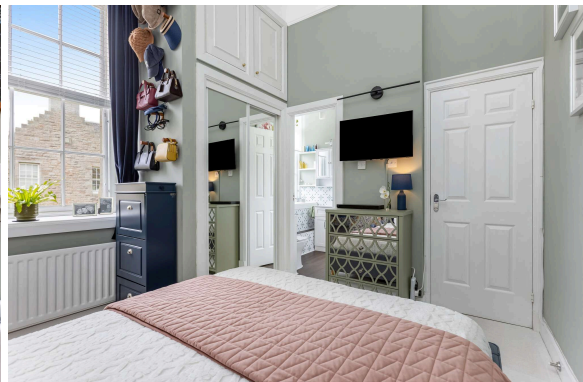
Factor fee payable to James Gibb, approx. £60 a quarter.

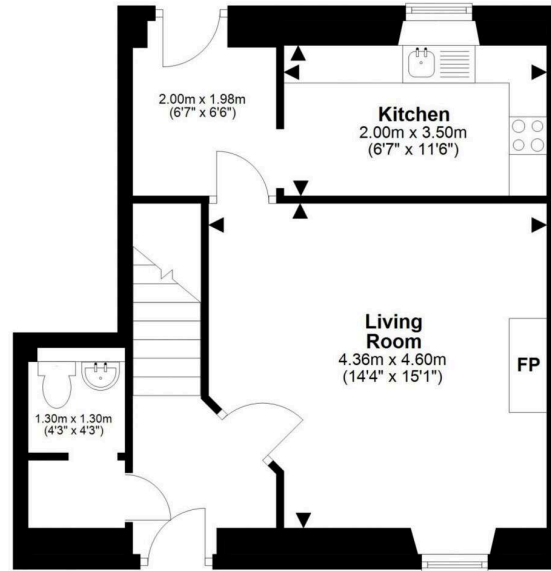
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



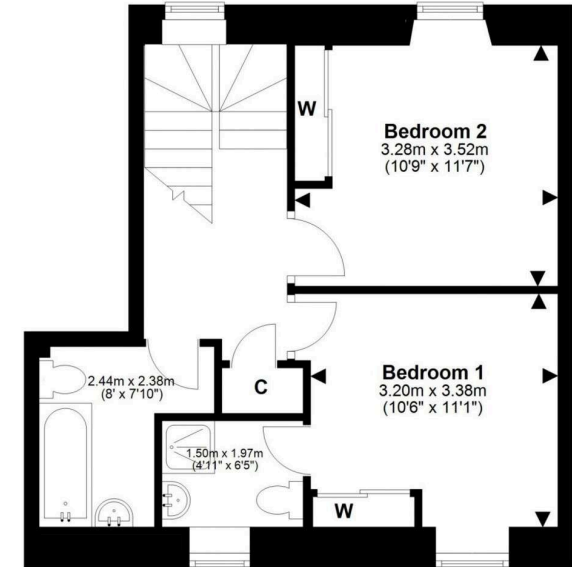
The sale will include all blinds and integrated appliances, excluding the microwave. The curtains, blink security cameras, and TV bracket will not be included in the sale.

The subjects are located in the exclusive Greenbank Village area of Edinburgh, which lies to the south of the city centre, midway between Morningside and Craiglockhart. The flat is well positioned to take advantage of an excellent range of amenities at adjoining Morningside, which has long been regarded as one of Edinburgh's best shopping districts; its amenities are on a par with anything Edinburgh has to offer. Leisure-wise the choice is first class and includes a number of bars, restaurants, theatres and cinemas, with Craiglockhart Sports centre and Merchants Golf Course close by for the more energetic. Schooling is well represented from nursery to senior level, both in the private and public sectors, with Napier University on hand for the more mature student. An efficient public transport system operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.