



12

Easter Steil
Edinburgh
Greenbank
EH10 5XE



12 Easter Steil is a rarely available and charming Three/four -bedroom executive family home situated within an exclusive established development in the highly desirable Greenbank district, the tranquil location is superb with a range of local amenities, nearby regular bus services to/from the city centre and surrounding areas and within walking distance of Morningside.

The property comprises:

Ground floor

Entrance vestibule and welcoming hall with storage; WC/cloakroom; bright rear sitting room with fireplace, bay window and patio doors to balcony. Spacious fitted kitchen / breakfast room with oak shaker style wall and base units and integrated appliances. Bay window to front.

1st floor

On the upper level, spacious master bedroom with large 4-piece ensuite bathroom and built in wardrobes; double bedroom two with mirrored built in wardrobes and ensuite shower room; Third bedroom with built in wardrobes. A family bathroom completes the accommodation on this floor.

Garage level

Large garage accessed via an electric door from the rear of the property houses the boiler and provides excellent storage. Utility room with back door to front garden allowing independent access. WC. A large bay window lounge which would make an ideal tv room, kids' playroom, home office or fourth bedroom.

Garden and external

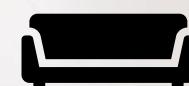
To the front, the property is bounded by a garden wall and paved for ease of maintenance. There are raised beds with mature planting and an area for seating. To the rear is the garage access and raised beds with mature shrubs and trees.



4



4



2















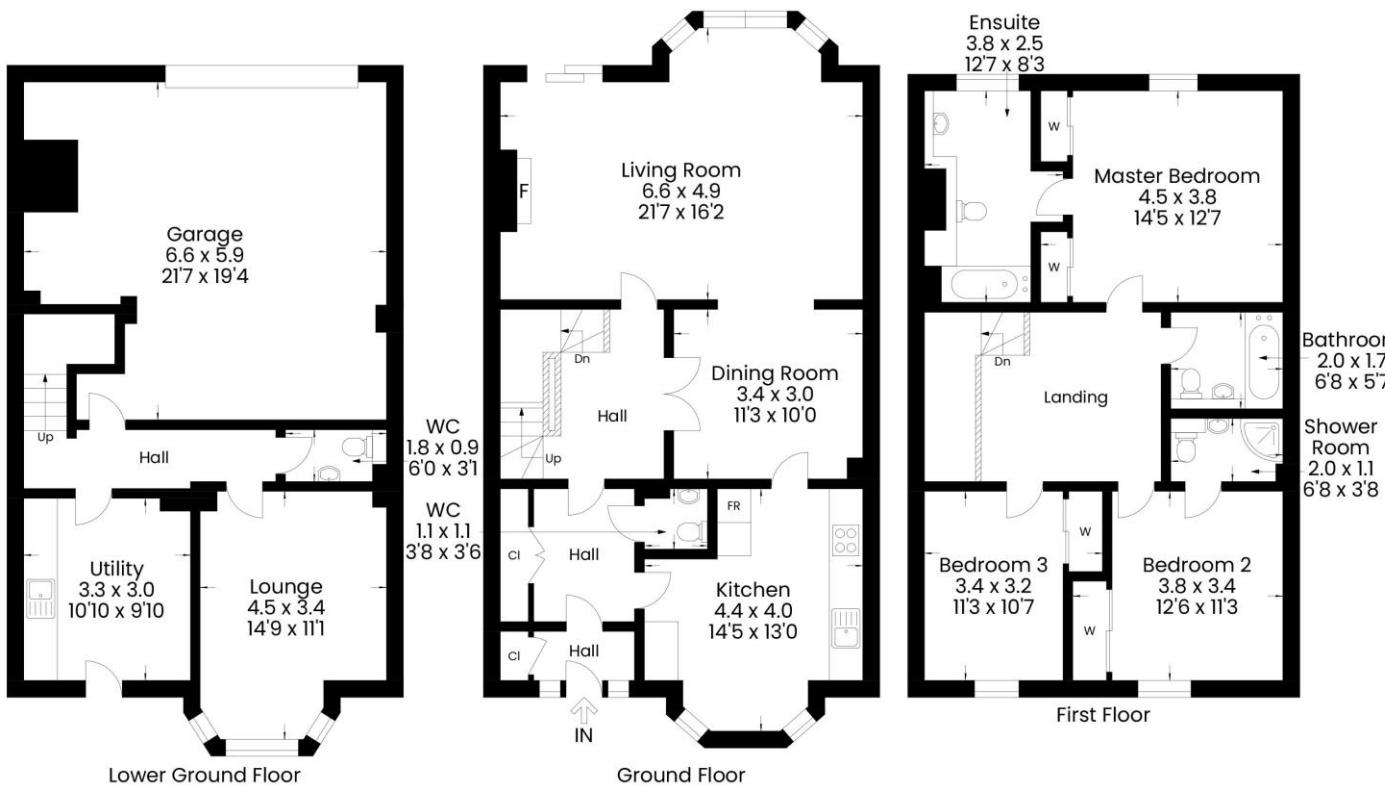








GL 15



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026

Greenbank is a desirable residential area approximately 4 miles South of Edinburgh's City centre with easy access to the city centre and to major road networks including the city bypass. Within the immediate vicinity are a choice of leisure amenities including golf courses at both the Merchants of Edinburgh Golf Club and the Braids, and Craiglockhart Sports and Tennis Centre.

A variety of pleasant walks may also be enjoyed at Easter Craiglockhart Hill Local Nature Reserve, Blackford Hill, the Braid Hills, Hermitage of Braid, Braiburn Valley Park and The Pentland Hills Regional Park.

Nearby Morningside offers a wealth of social and recreational amenities including numerous cafes, bars, restaurants, a library, GP surgeries, chemists, banking facilities and the Dominion Cinema and Churchill Theatre, along with a number of independent shops, a Waitrose supermarket and a Marks & Spencer Food Hall.

The area is well served by schools from nursery to secondary level in both the state and private sector, the latter including George Watson's College which is within walking distance. Napier University campuses at Craiglockhart and Merchiston are also in the vicinity

EPC Band- C

Council Tax Band- G

Factor- James Gibb Approx £70 per quarter for maintenance of the communal areas