



Offers Over

**£495,000**

## 7/3 Greenhill Terrace

Greenhill | Edinburgh | EH10 4BS

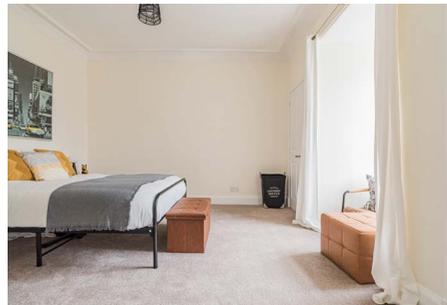
An exceptionally appealing second (top) floor apartment which forms part of an elegant Victorian townhouse in a leafy terrace situated in the prestigious district of Greenhill. Close to excellent local amenities and transport links, the property has a fantastic open plan lounge/kitchen/dining room, and viewing is highly recommended to truly appreciate the accommodation on offer.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Permit/meter parking
-  EPC rating – D
-  Council tax band - E



## Description

Accessed via a secure and well-maintained communal entrance, this beautifully presented home opens into a welcoming hallway that leads to a stunning open-plan lounge, kitchen, and dining area—the true heart of the property. The lounge boasts a large bay window that floods the space with natural light, a decorative fireplace, a storage cupboard, and ample room for a dining table. Skylights in both the lounge and kitchen area further enhance the bright and airy atmosphere. The bespoke kitchen is thoughtfully designed with an extensive range of oak wall and base units, silestone worktops, tiled splashbacks, and a central island offering additional storage and a casual dining space. At the opposite end of the hallway are two generously sized double bedrooms, both of which have been freshly decorated and have new carpets, and feature built-in storage. The accommodation is completed by a partially tiled bathroom, fitted with a white suite, a heated towel rail, and a shower over the bath. Additional features include gas central heating, double-glazed sash and case windows, and elegant oak flooring throughout the hallway and main living area.



## Extras

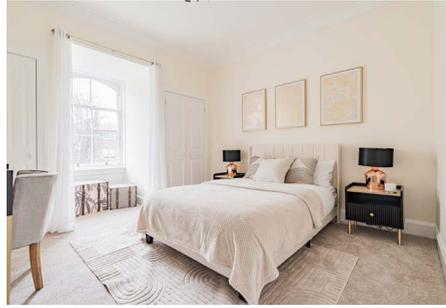
Included in the sale will be the gas hob and electric oven, and the integrated fridge/freezer, dishwasher and washing machine.

## Parking

There is permit/meter parking outside and in the surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





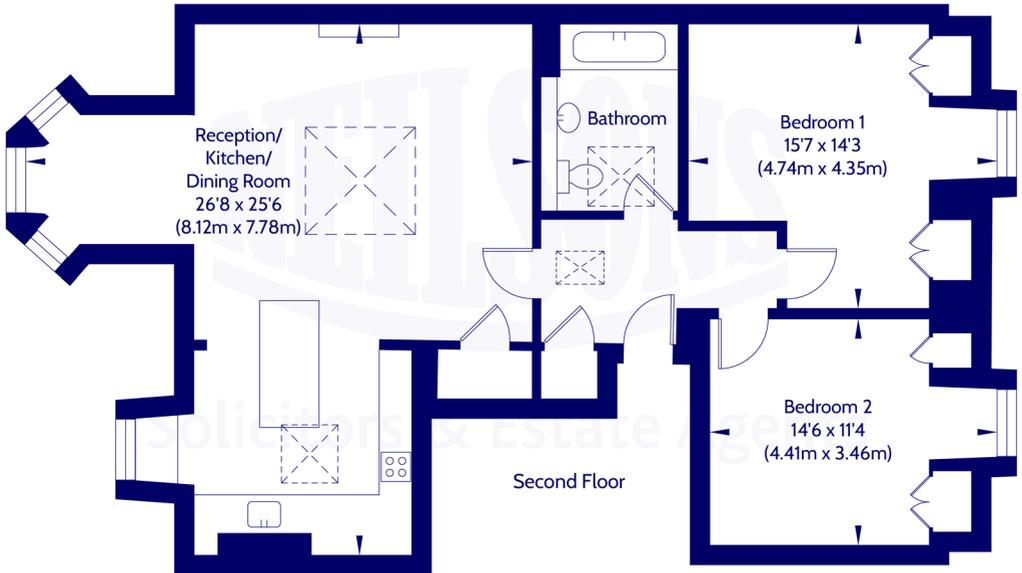
## Location

The desirable Greenhill district lies to the south of Edinburgh's city centre. Many local amenities are on hand with the neighbouring districts of Morningside, Marchmont and Bruntsfield hosting excellent supermarkets including Waitrose, Marks & Spencer, Sainsburys and Tesco in addition to many quality specialist retailers, restaurants, coffee shops and bars. Recreational facilities in the vicinity include the Warrender Swim Centre and Royal Commonwealth Pool, the King's and Festival Theatres, the vast open greenery of the Links and the Meadows, the Dominion and Cameo cinemas as well as delightful walks around Arthur's Seat, Blackford Hill and Hermitage of Braid. Schooling at all levels is well represented and many of Edinburgh's renowned private schools, such as Watsons and Heriots, are also within easy reach. The property is well positioned for access to Edinburgh University and the Kings Building Campus. Regular bus services run to the city centre and the surrounding areas, and there are good road links to the City Bypass and the main Scottish motorway network.





Approx. Gross Internal Floor Area 89.58 Sq M / 964 Sq Ft.



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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