



212 Greenwell Wynd
Mortonhall, EH17 8WP

deans 
Solicitors & Estate Agents LLP

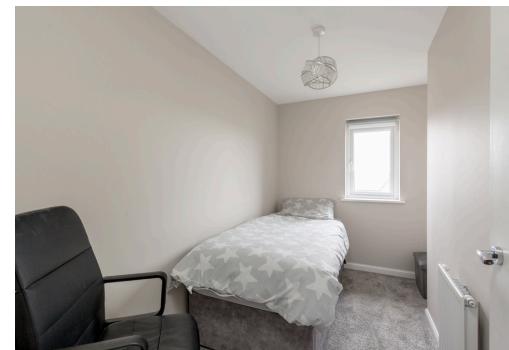


END TERRACED HOUSE

- Living Room
- Kitchen
- Utility Room & W.C.
- Three Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – B



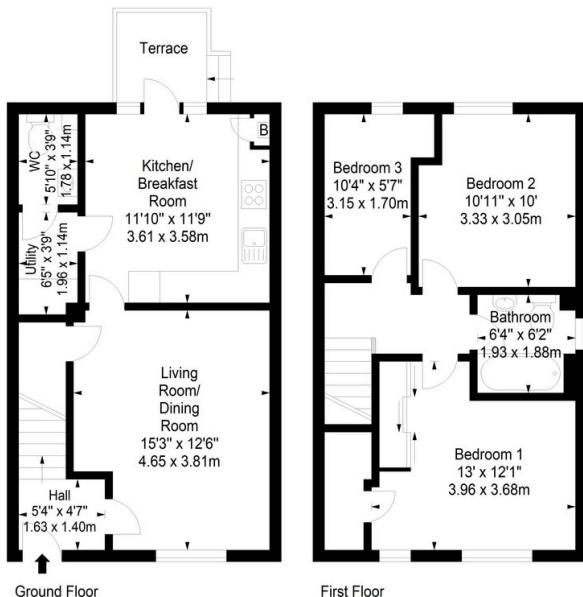
Forming part of a modern residential development, this immaculately presented south-east facing end-terrace house is located in the popular Mortonhall area, to the south of Edinburgh city centre. The property enjoys convenient access to a range of local amenities and excellent transport links to the city centre and surrounding areas. The well-proportioned accommodation comprises a welcoming entrance hallway, bright and spacious living room, upgraded contemporary kitchen with integrated appliances, utility room and WC. Upstairs leads to three bedrooms, with fitted wardrobes to the master bedroom, and a family bathroom. Externally, the property benefits from well-maintained private gardens to the front and rear, including a raised terrace and seating area. Further features include double glazing, gas central heating and ample residents parking. The sale includes fitted carpets and floor coverings, blinds, oven, hob, extractor hood, fridge freezer and light fittings. All appliances included in the sale are sold as seen with no warranty provided.



**Greenwell Wynd,
Edinburgh,
Midlothian, EH17 8WP**



Approx. Gross Internal Area
888 Sq Ft - 82.50 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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