



74 Greenwell Wynd
MORTONHALL | EH17 8GH

warners
solicitors & estate agents



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Warners are pleased to present this immaculately maintained end-terraced home, set within a modern development in the highly sought-after Mortonhall area. Finished to a high standard throughout, the property offers stylish, well-proportioned accommodation ideal for professionals, couples and young families.

A welcoming hallway leads to a bright living room with contemporary d cor, tiled flooring, feature panelling and built-in storage. To the rear, the light-filled dining kitchen features modern cabinetry, integrated appliances and French doors opening onto the private garden, with ample space for dining. A useful utility room with WC adds further practicality.

Upstairs are three well-presented bedrooms, including a principal bedroom with integrated wardrobes and additional storage, while the third bedroom offers flexibility as a home office. A modern family bathroom completes the accommodation.

The property benefits from private front and rear gardens, with the rear laid to lawn and a porcelain patio ideal for outdoor entertaining. Gas central heating, double glazing, solar panels and ample unrestricted residents' parking further enhance this attractive home. Early viewing is highly recommended.

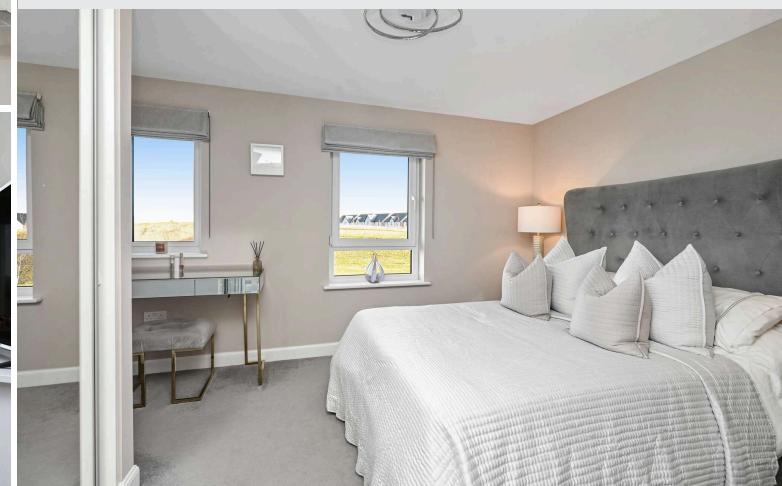
- Immaculately presented end-terraced home in a modern development
- Private front and rear gardens
- Ideal home for professionals, couples and young families
- Welcoming entrance hallway
- Bright and spacious living room with integrated storage
- Contemporary dining kitchen with modern cabinetry, integrated appliances and French doors to the rear garden
- Utility room with adjoining WC
- Principal double bedroom with built-in wardrobes and additional storage cupboard
- Two further well-proportioned bedrooms, one ideal as a home office or study
- Stylish family bathroom with modern suite and shower over bath
- Gas central heating, double glazing and solar panels
- Ample unrestricted residents parking

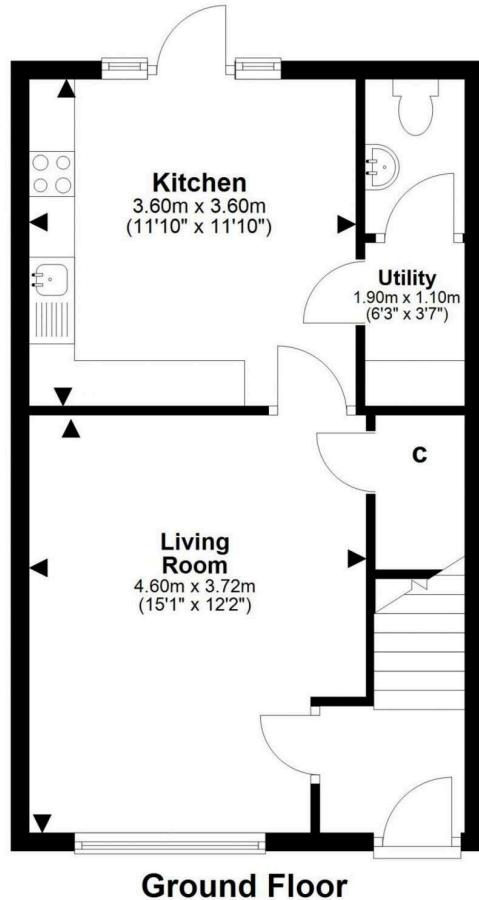
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property along with all blinds. Other items may be available with separate negotiation. EPC: B. CT: E. Factoring: Ross & Liddell approx. £150 P/Y.

The popular Mortonhall area of Edinburgh lies to the south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre and Straiton Retail Park, with Edinburgh city centre also being within easy reach. There is easy access to a number of golf courses and Hillend Ski Centre is also closeby. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also easily accessible.

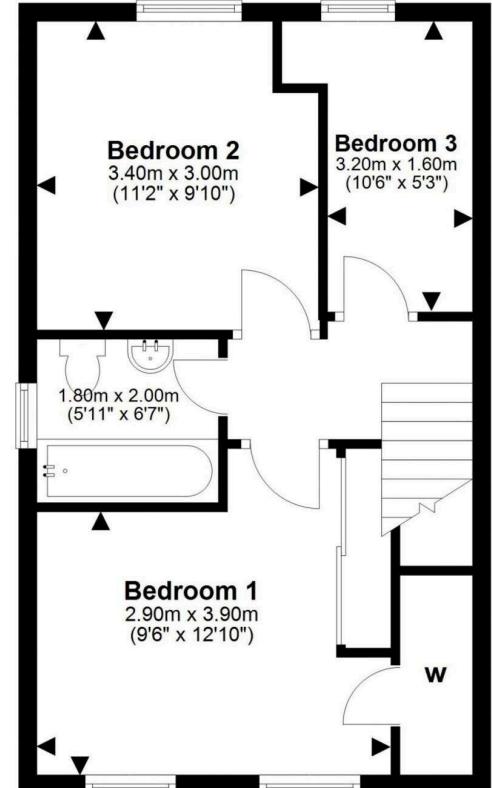




Ground Floor



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.



First Floor