



Fixed Price

**£325,000**

## 39/6 Mid Steil

Glenlockhart | Edinburgh | EH10 5XB

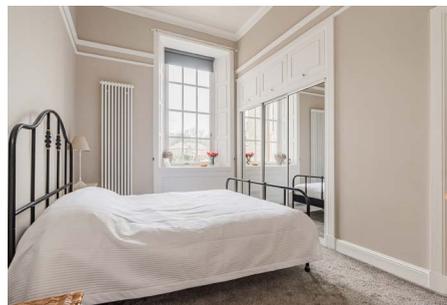
Neilsons are delighted to offer to the market this impressive, beautifully presented first floor apartment forming part of a handsome B-Listed building in the sought after development of The Steils with allocated parking space and set within pleasant communal landscaped grounds.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated & Visitor Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

This impressive home is set in the desirable Glenlockhart district of the city, close to excellent amenities, transport links and recreational opportunities. The accommodation in brief comprises; secure entry system, welcoming hallway with useful study area, light and airy dual aspect reception/dining room with beautiful cornicing details, stylish modern fitted kitchen with integrated appliances, well proportioned principal bedroom with mirrored fitted wardrobes and en-suite shower room, good sized second double bedroom with built-in wardrobes and contemporary bathroom with three-piece suite. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens, Parking & Factor

The property is pleasantly positioned within well cared for communal garden grounds and benefits from an allocated parking. A factor fee of approx. £120 per months is payable to James Gibb for the upkeep of the communal grounds, stair cleaning and block buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

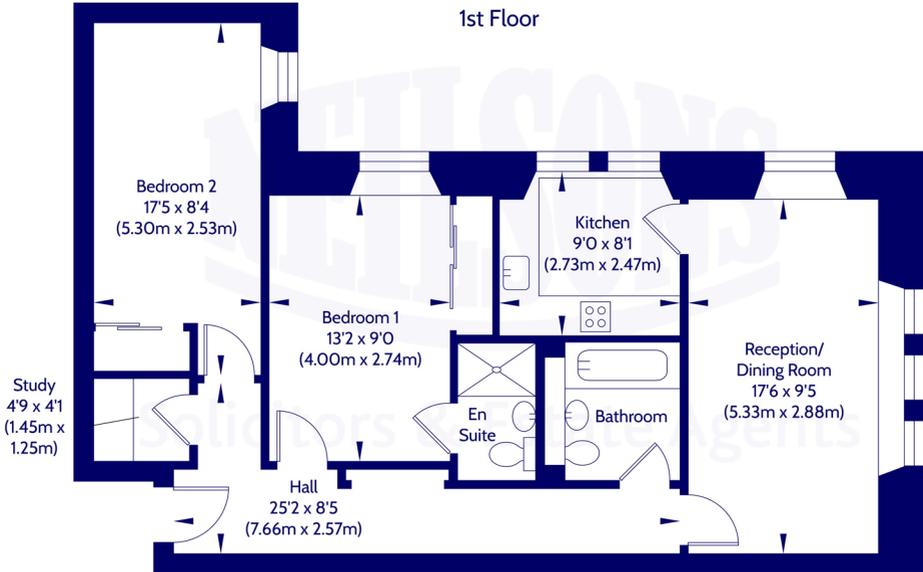
Glenlockhart is a highly sought after residential area of Edinburgh. Excellent amenities can be found in nearby Morningside which boasts a good range of specialist shops, supermarkets, banks, building societies, a library and post office. There are also a wide variety of restaurants, pubs and bars. Excellent schooling can be found within the vicinity from nursery to university level. There are many recreational facilities in the area including the Dominion cinema, golf courses, tennis clubs and delightful walks through the Hermitage of Braid, Blackford Hill and Braidburn Valley. Regular bus services run to and from the City Centre and the City Bypass is easily accessible providing access to the North and South.





Approx. Gross Internal Floor Area 72 Sq M / 772 Sq Ft.

### 1st Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

