

4 Greenwell Wynd

EDINBURGH, EH17 8GH



SPACIOUS THREE BEDROOM MID-TERRACE FAMILY HOME



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McEwan Fraser Legal is delighted to present this 3-bedroom house in the Burdiehouse area. The property is in walk-in condition and makes a perfect home for a family looking to be close to the city, whilst benefiting from a more peaceful life. The home is part of a newly built development, with the property itself just four years old, benefiting from perfectly kept green spaces and play parks nearby.

Walking in through the front door, the immaculate condition of the property is immediately clear. The hall has ample space for free-standing units and has large storage space under the stairs. On your left from the front door, you enter the modern fully fitted kitchen with an integrated oven, gas hob, washing machine, dishwasher, fridge/freezer, and an abundance of counter-top space for the keen chef to cook up a storm. Moving down the hall you walk into a generously sized living room with floods of natural light entering the room through a large window and French Doors leading out to the well-maintained garden. Downstairs also benefits from a half-tiled 2-piece bathroom suite.

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Moving back through the house and up the stairs you will come across the two double bedrooms and a single. The master bedroom has integrated wardrobes. Both bedrooms have a fantastic bright and spacious feel to them, a feeling that continues into the single bedroom which is currently being used as the much needed working from home office space. You will also find the three-piece bathroom suite on this level.





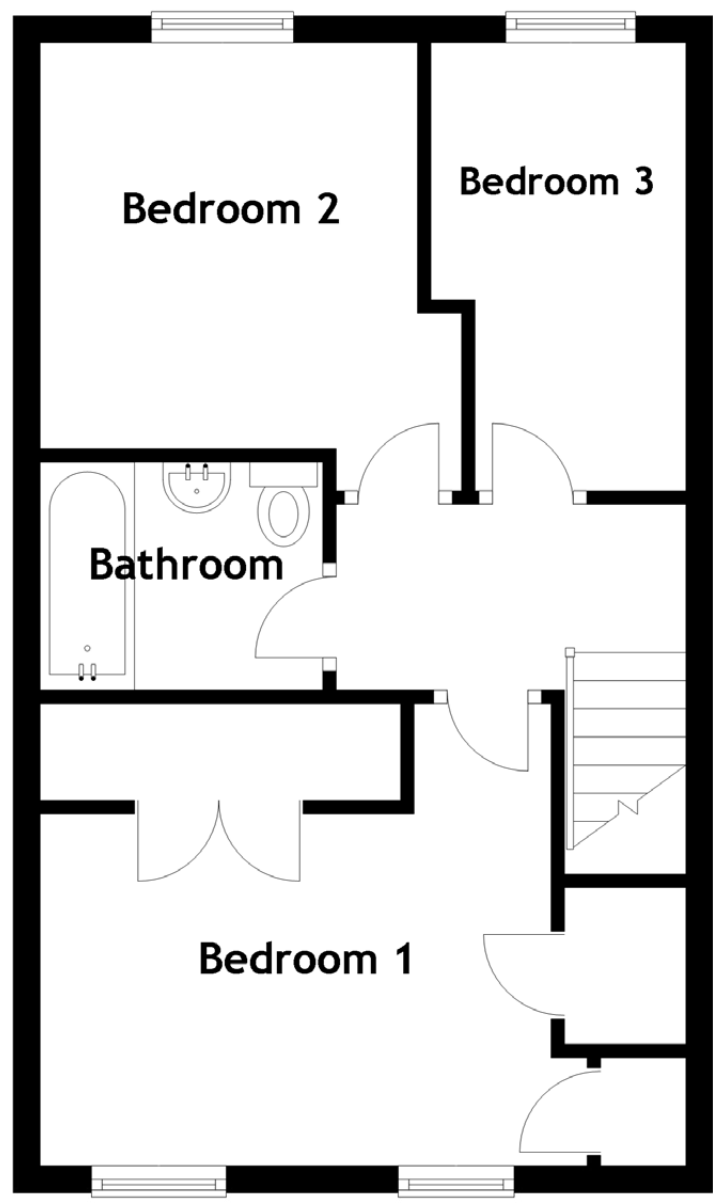
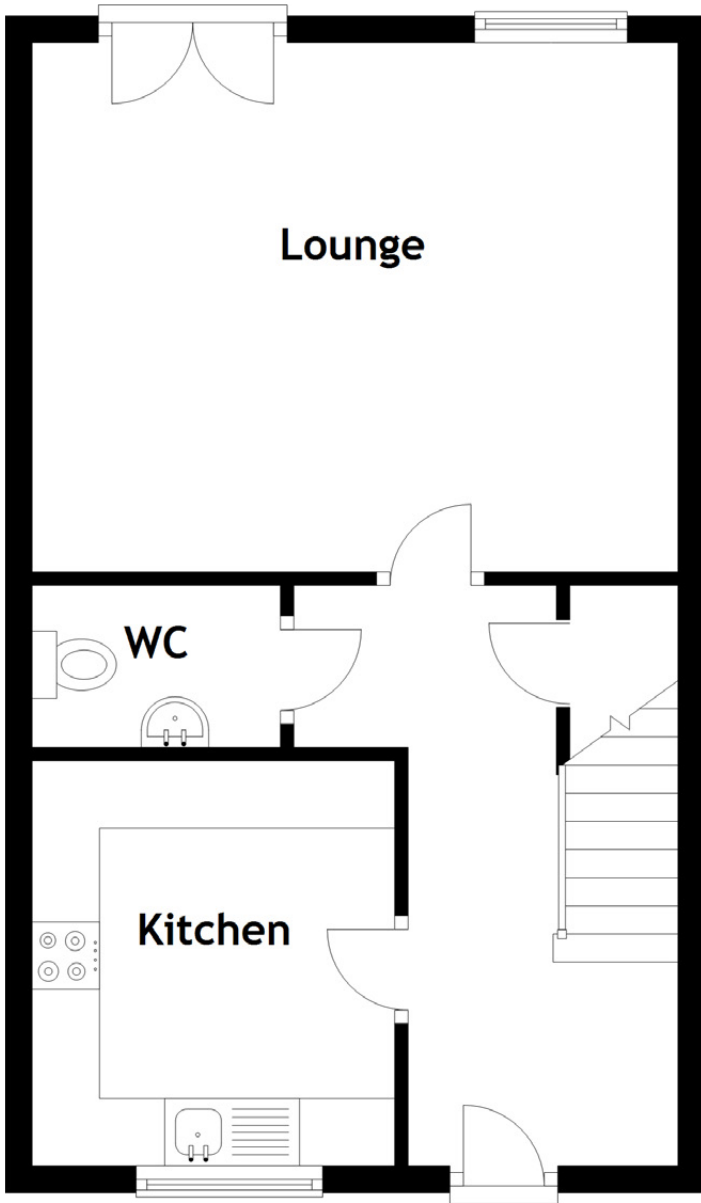
Bedroom 2





Bedroom 3





Approximate Dimensions
(Taken from the widest point)

Lounge	4.79m (15'9") x 3.92m (12'10")	Bedroom 3	3.32m (10'11") x 1.89m (6'2")
Kitchen	3.00m (9'10") x 2.69m (8'10")	Bathroom	2.10m (6'11") x 1.69m (5'7")
WC	1.84m (6'1") x 1.20m (3'11")	Gross internal floor area (m ²): 80m ²	
Bedroom 1	3.79m (12'5") x 3.43m (11'3")	EPC Rating: B	
Bedroom 2	3.32m (10'11") x 3.13m (10'3")		



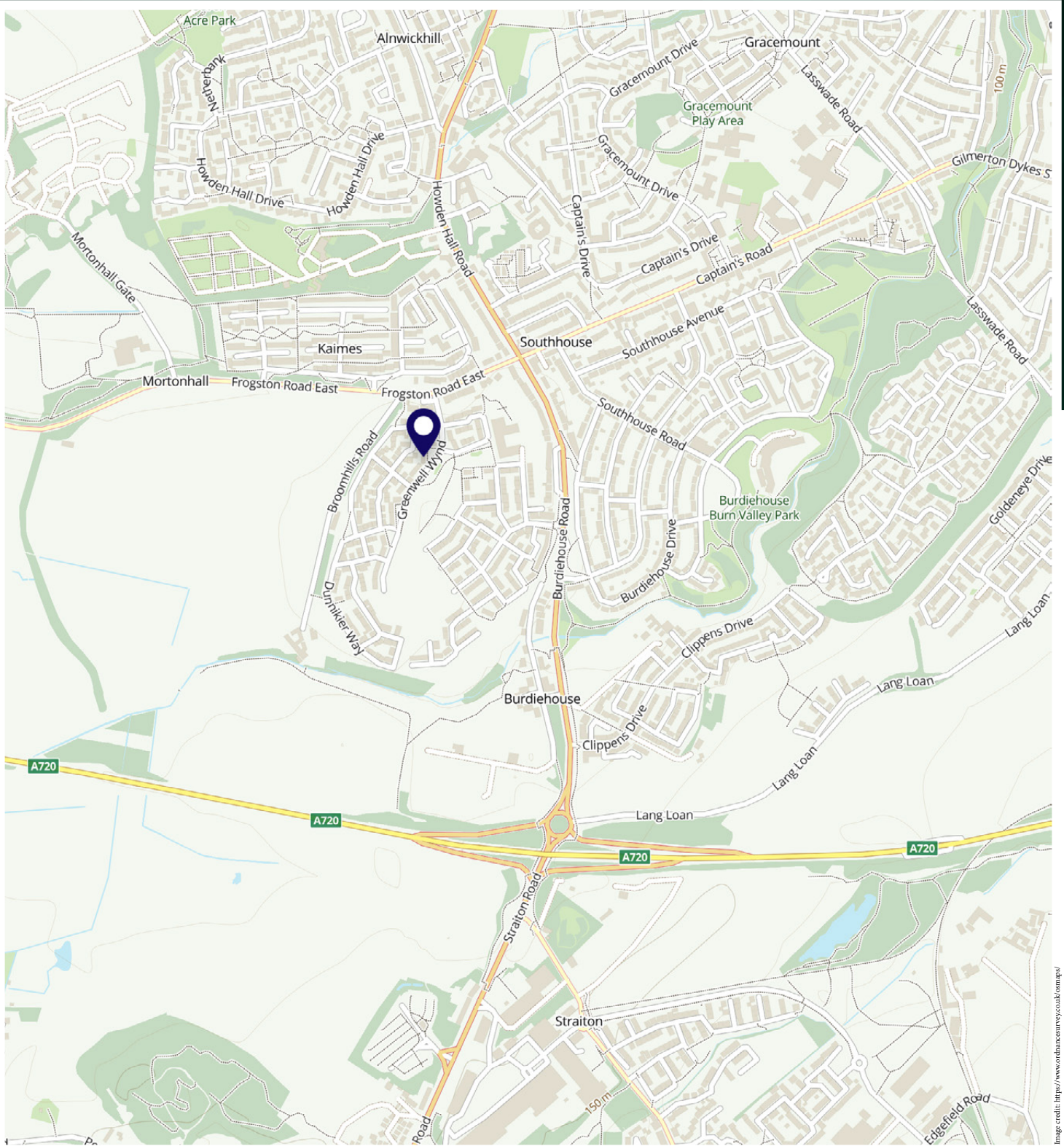
In addition to this, the property includes residents parking to the front of the property. This is a fantastic opportunity to acquire a lovely family home in a fantastic location. Early viewing is recommended as this will not be on the market for long!





Burdiehouse is a sought after residential area lying to the south of the city centre. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Nearby is the recently opened Frogston Primary School and there are local shops, a Leisure Centre, Doctors' surgery at Gracemount as well as larger shopping facilities at Straiton Park and Cameron Toll. The Morton Hall Garden Centre with its shop and cafe/restaurant is also an attractive nearby facility, and the 400 bus goes both to Fort Kinnaird to the east and The Gyle shopping centre and Edinburgh Airport to the west. There are also buses to both the West End of Princes Street and Waverley Station and St James Quarter to the east of Princes Street and these go onward past the Western General Hospital and to locations on the Firth of Forth.



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