



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**23 The Steils**

EDINBURGH, EH10 5XD



## LOCATION

Greenbank is an exclusively residential district to the South West of the city centre with near neighbours at Morningside, Craiglockhart, Polwarth and Merchiston.

The older part of Greenbank consists mainly of substantial detached houses and bungalows whilst this immaculate and elegant listed stone built mid-terraced villa situated within an exclusive modern development

Local shopping is convenient as it is extensive and provides a great deal more than normal daily requirements. Nearby at Bruntsfield and Morningside, you will find an excellent range of specialist shops as well as a Waitrose superstore.

From here, the trip to Princes Street, using one of the many and frequent bus services that pass through the area, takes as little as ten to fifteen

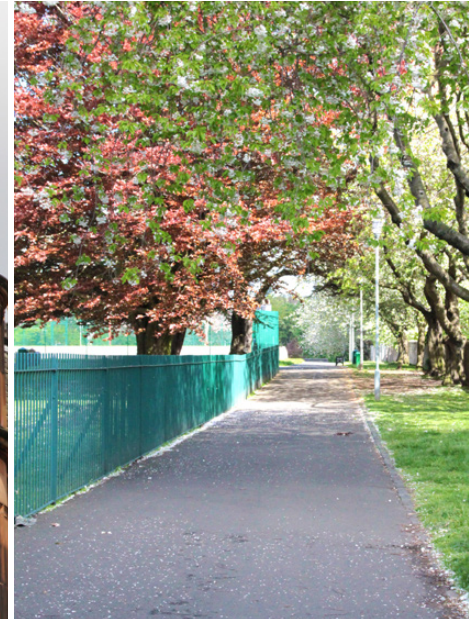
minutes via Tollcross and Lothian Road. Lothian Road offers many of Edinburgh's entertainment facilities including theatres and cinemas, all manner of restaurants and bars and indoor sports facilities, all within walking distance.

For those who prefer open-air recreational facilities, several renowned golf courses are nearby whilst Blackford Hill, Bruntsfield Links and the Meadows can be very easily be reached on foot.

The nearby Union Canal Walkway leads through the city and deep into the open countryside.

From every point of view, this is an absolutely ideal residential district, well served locally and within the easiest possible reach of the city centre and all that can provide.

The property also offers quick access to the City Bypass.





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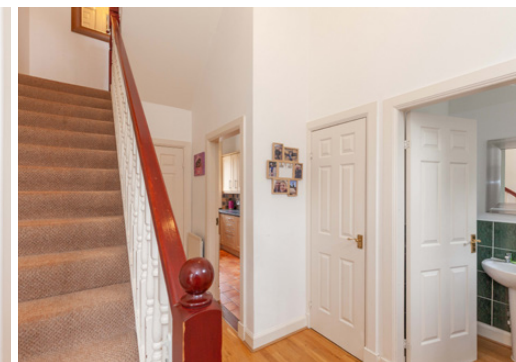
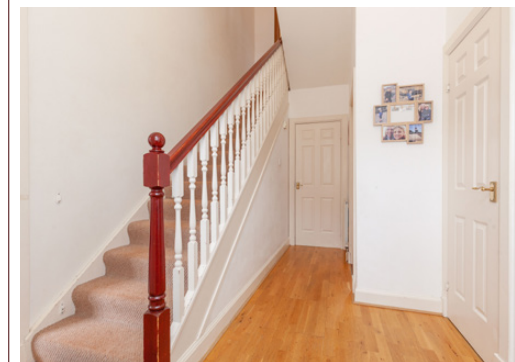
"... AN EXCLUSIVE MODERN DEVELOPMENT IN THE PRESTIGIOUS AND SOUGHT AFTER GREENBANK DISTRICT OF THE CITY ..."

McEwan Fraser Legal are delighted to present to the open market this immaculate and elegant listed stone built mid-terraced villa situated within an exclusive modern development in the prestigious and sought after Greenbank district of the City which is ideally positioned for access to Edinburgh City Centre and also local amenities.

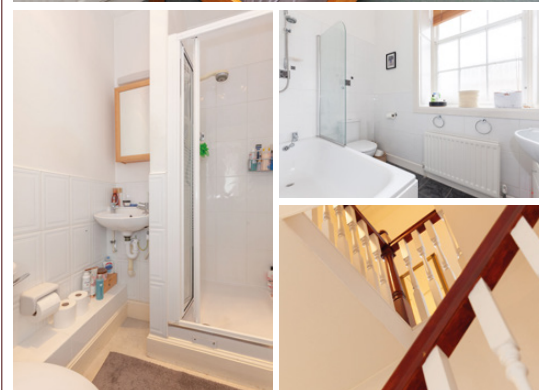
This property would make an excellent family home in a superb location. The accommodation comprises, a welcoming hall with a cloakroom, under the stair storage and a fresh WC. An attractive and well-proportioned lounge has high ceilings, windows to the front and rear, a feature fire and space for formal dining. A modern well-equipped kitchen includes a newly integrated gas hob, electric oven and extractor hood with access to the private garden.

Upstairs, the master bedroom boasts a built-in mirrored wardrobe and a crisp en-suite shower room, two additional bedrooms will make use of the spacious white suite bathroom with electric shower and vanity units. The two storage cupboards and a fully floored attic with Ramsay ladder complete the accommodation.

The property further benefits from gas central heating, sash & case windows, a private laid lawn garden to the front and a well-enclosed garden with laid lawn, decking and two allocated parking spaces located at the rear.

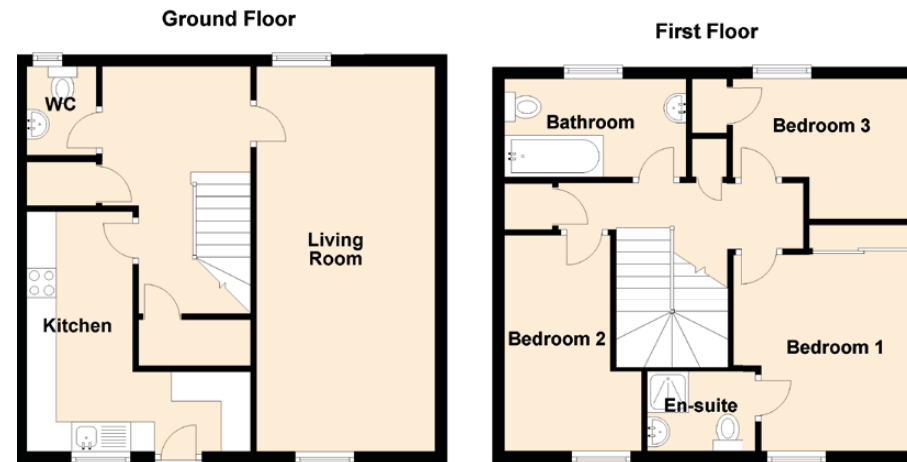






# SPECIFICATIONS

FLOOR PLAN // DIMENSIONS // MAP



Approximate Dimensions (Taken from the widest point)

**Ground Floor**

Living Room	6.53m (21'5") x 3.04m (10')
Kitchen	4.07m (13'4") x 1.80m (5'11")
WC	1.60m (5'3") x 1.18m (3'10")

**First Floor**

Bedroom 1	3.34m (10'11") x 3.05m (10')
En-suite	1.84m (6') x 1.35m (4'5")
Bedroom 2	3.68m (12'1") x 2.33m (7'8")
Bedroom 3	3.06m (10') x 2.38m (7'10")
Bathroom	2.65m (8'8") x 1.66m (5'5")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All floor coverings, fixtures, light fittings, integrated appliances and shed.

Other items may also be available through separate negotiation.

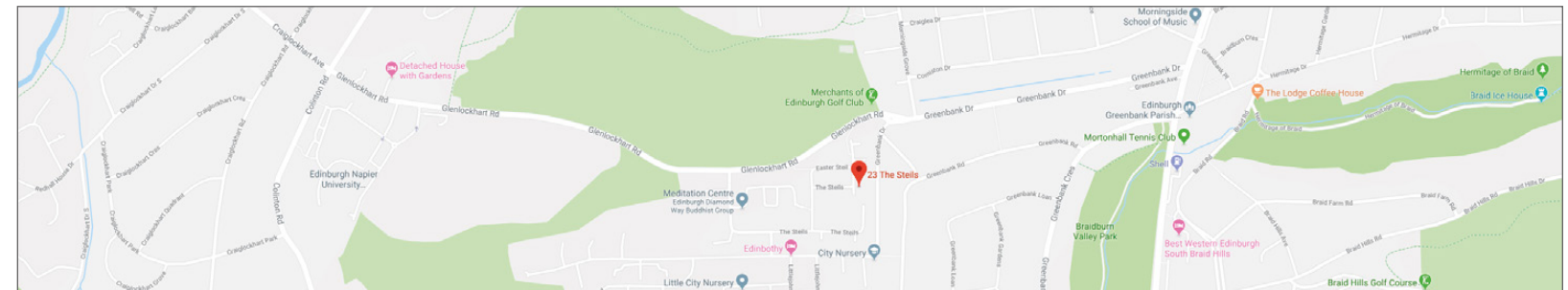


Image credit: <https://www.google.com/maps>





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