

1/5 Greenhill Place

GREENHILL, EDINBURGH, EH10 4BR



*Generous one-bedroom apartment set within
an elegant period townhouse moments from
Bruntsfield Place and the Links*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser is delighted to present this generously proportioned one-bedroom apartment, forming part of a magnificent period house just a short walk from Bruntsfield Place and the Links. The property successfully combines excellent internal proportions and a contemporary finish with a wealth of charming period features. This superb flat would make an ideal first-time purchase, and early viewing is highly recommended.

THE LIVING ROOM



The accommodation is centred around a beautiful living room featuring an original fireplace and offering ample space for a variety of furniture layouts. Neutrally decorated and finished with laminate flooring, the room also benefits from integrated storage. The impressive proportions provide the new owner with excellent flexibility to create a comfortable living and entertaining space.

THE KITCHEN

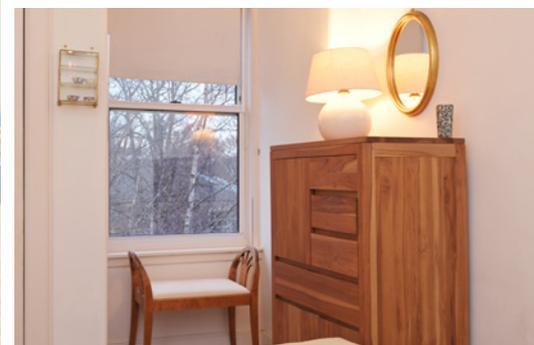


The stylish galley kitchen has a sleek, ultra-contemporary feel and is fitted with a mix of integrated and freestanding appliances. Sandstone worktops provide an abundance of preparation space, making the kitchen both practical and visually appealing.



The bedroom is a well-proportioned double, neutrally decorated and offering plenty of space for a larger bed and a full range of bedroom furniture.

THE BEDROOM



THE SHOWER ROOM



The internal accommodation is completed by a contemporary shower room, which also incorporates a convenient utility area. Finished to a high standard, it features a modern suite and partial tiling.



THE HALLWAY



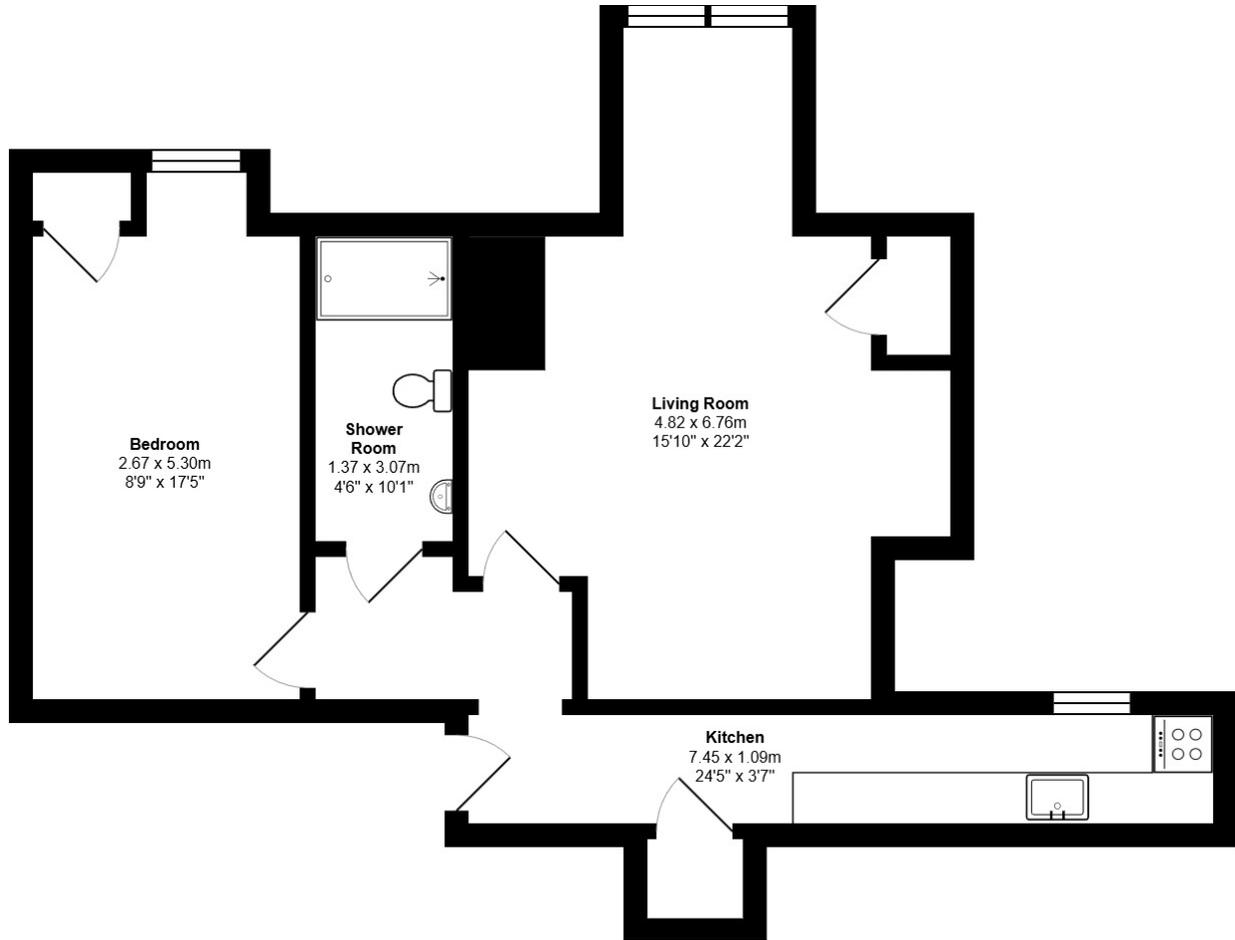
Additional benefits include gas central heating, double glazing, a superb communal garden, and ample residents' permit parking available on surrounding streets.

Viewing is essential to fully appreciate the space, character, and quality of this attractive city apartment.

EXTERNALS

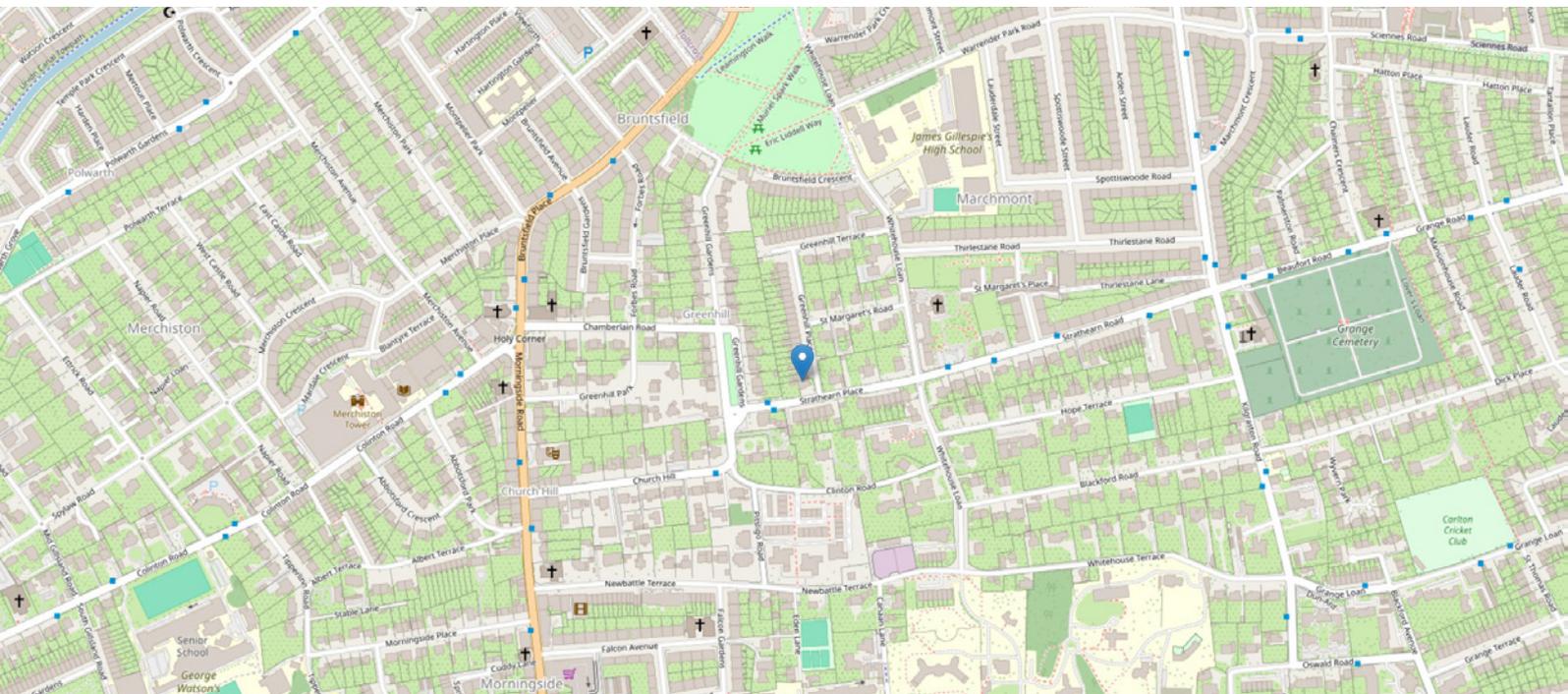


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 50m² | EPC Rating: D



THE LOCATION

The property is quietly positioned in the highly desirable Greenhill area of Edinburgh, a popular residential district known for its leafy surroundings and excellent proximity to the city centre. Greenhill offers an ideal balance of peaceful, residential living with outstanding access to some of Edinburgh's most sought-after neighbourhoods.





Bruntsfield Place is within easy walking distance and provides an excellent selection of independent shops, cafés, bars and restaurants, along with everyday amenities including supermarkets and specialist retailers. The neighbouring area of Marchmont is also readily accessible, further enhancing the range of local services, eateries and recreational facilities available.

Morningside is similarly close at hand and offers a wide array of amenities, including boutique shops, popular cafés, restaurants, supermarkets and a cinema, making it a particularly attractive destination for both daily needs and leisure. The area is also well served by frequent public transport links, providing swift and convenient access to the city centre and beyond.

Several well-maintained green spaces are nearby, including Bruntsfield Links and the Meadows, ideal for walking, cycling and outdoor recreation. The location is also highly regarded for access to excellent schooling at all levels and a strong sense of community, making Greenhill a consistently sought-after address.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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