

1 Greenwell Wynd

MORTONHALL, EDINBURGH, EH17 8GJ



*Spacious Three Bedroom Terraced Family Home
In Edinburgh's Sought After Mortonhall Area*



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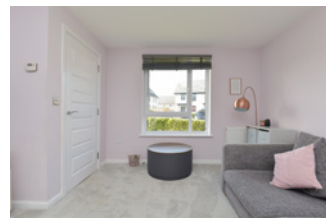


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McEwan Fraser is delighted to present this modern three-bedroom mid-terraced house to the market. Located in Barratt Homes' sought-after Heritage Grange development, the property is presented in 'as new' condition and benefits from gas central heating, double glazing, solar panels, two double bedrooms, a third single bedroom, spacious living room, contemporary fitted kitchen with integrated appliances, a ground floor WC and the remainder of its NHBC structural warranty.

THE LIVING ROOM



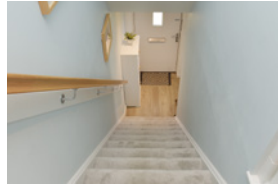
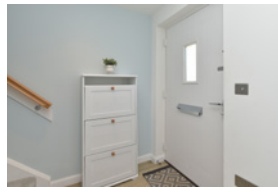
The ground floor accommodation is focused on the bright and well-proportioned living room. There is ample floor space for a variety of different furniture configurations which will allow an incoming purchaser the chance to create their ideal entertaining space.

THE KITCHEN & UTILITY



A generous kitchen diner overlooks the rear garden and includes a full range of base and wall-mounted units that provide excellent prep and storage space. The fridge freezer, dishwasher, gas hob, and electric oven are all integrated. There is plenty of space for a dining table, French doors open onto the rear garden and an attached utility room gives further cupboard space and also gives space for a free-standing washing machine. There is a ground-floor WC off the utility room.





Climbing the stairs, the front-facing master bedroom is particularly generous with ample floor space for a full range of freestanding furniture to complement an integrated wardrobe and large storage cupboard. The second and third bedrooms overlook the rear garden. The second bedroom is a well-proportioned double and the third a good-sized single with an integrated cupboard which would make a fantastic nursery or home office. The bathroom is fully tiled and includes a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



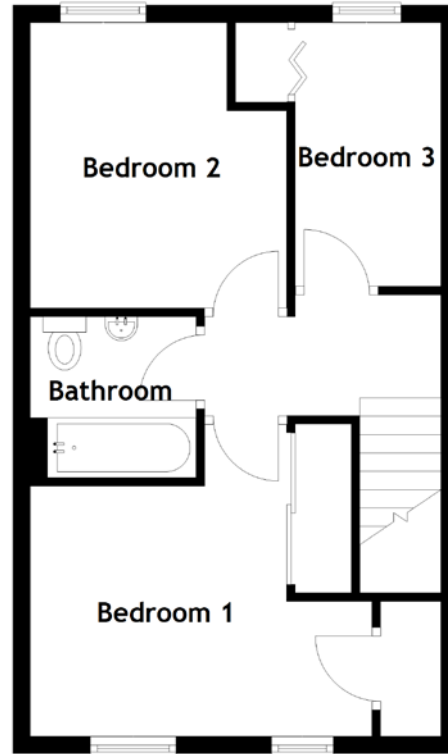
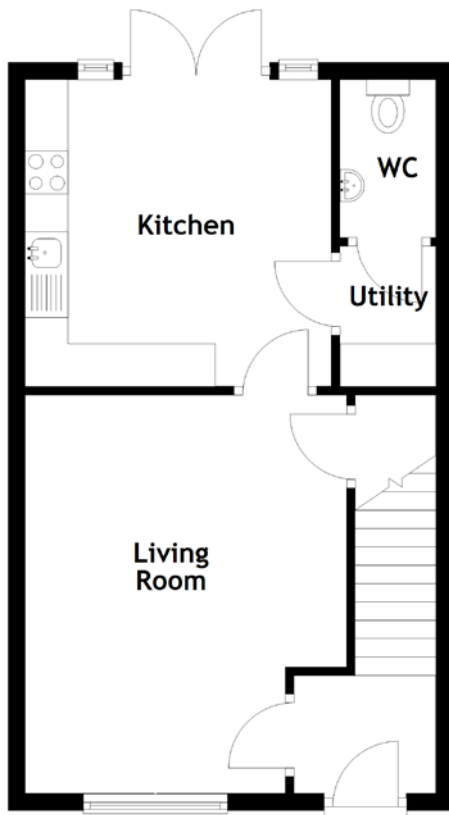
In addition, the house benefits from residents parking to the rear laid to lawn, as well as plenty of residents' parking within the development. Further to that the house has solar panels, gas central heating and full double glazing making for a warm and cost-effective home, year round.

This is an ideal starter home in a good area and viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

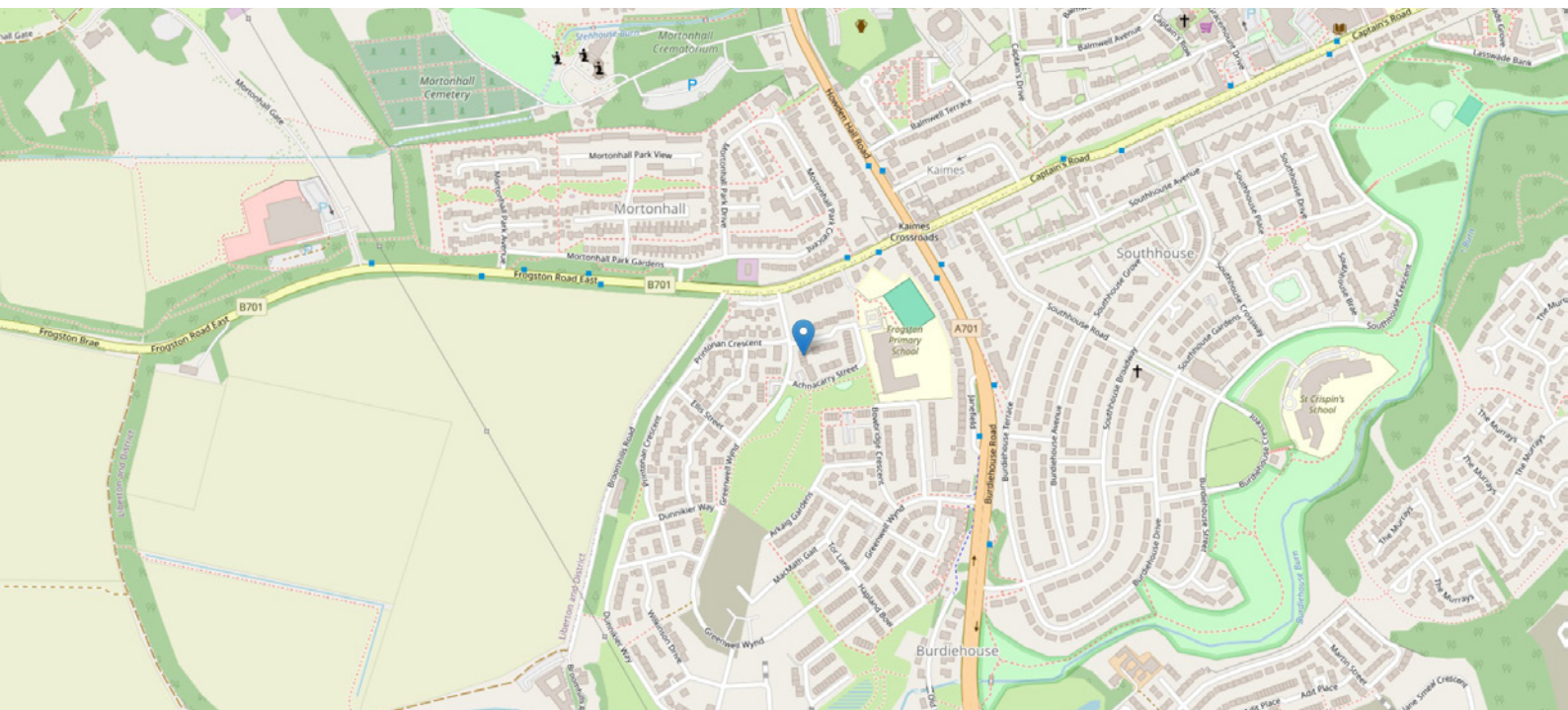


Approximate Dimensions
(Taken from the widest point)

Living Room	4.65m (15'3") x 3.75m (12'4")
Kitchen	3.58m (11'9") x 3.57m (11'9")
Utility	1.64m (5'5") x 1.12m (3'8")
WC	1.84m (6') x 1.12m (3'8")

Bedroom 1	3.80m (12'6") x 3.64m (11'11")
Bedroom 2	3.33m (10'11") x 3.00m (9'10")
Bedroom 3	3.08m (10'1") x 1.70m (5'7")
Bathroom	1.94m (6'4") x 1.88m (6'2")

Gross internal floor area (m²): 81m²
EPC Rating: B



THE LOCATION

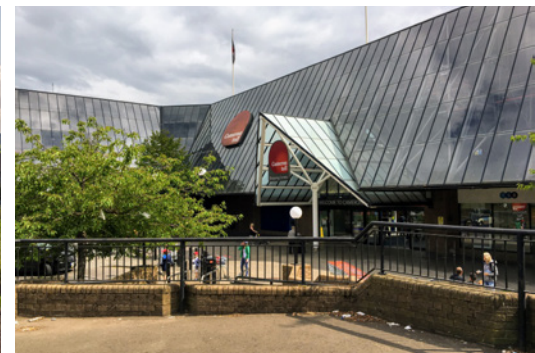
Mortonhall, located in the southwest of Edinburgh, is a residential area known for its peaceful atmosphere and convenient access to essential amenities. Mortonhall offers a mix of housing options, including detached houses, semi-detached properties, and apartments, providing choices for individuals and families alike. The neighbourhood features well-maintained streets and green spaces, creating a pleasant living environment for residents. While predominantly residential, Mortonhall benefits from nearby green spaces, providing opportunities for outdoor recreation and leisure activities. Residents can enjoy walking trails, open green areas, and playgrounds within close proximity to their homes.





The area enjoys good transport links, with bus services running along main routes, providing connections to Edinburgh city centre and surrounding areas. Nearby roadways, including the A702 and A720 Edinburgh City Bypass, offer convenient access for commuters travelling by car. Mortonhall residents have access to essential amenities within the neighbourhood and nearby areas. Local shops, supermarkets, and dining options cater to everyday needs, while healthcare facilities, and recreational amenities such as a golf courses and Hillend Ski Centre are available within easy reach, providing convenience for residents. Schooling is also well represented from nursery to senior level. Further amenities can be found at the Cameron Toll Shopping Centre and Straiton Retail Park, with Edinburgh city centre also being within easy reach. Mortonhall boasts a strong sense of community, with local events, clubs, and organisations contributing to a vibrant neighbourhood atmosphere. Residents can engage in various community activities and initiatives, fostering connections and a sense of belonging within the area.

Overall, Mortonhall offers a peaceful residential environment with convenient access to amenities and green spaces, making it an attractive choice for individuals and families seeking a comfortable and well-connected place to call home in Edinburgh.




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