

39/8 Mid Steil

EDINBURGH, EH10 5XB



*Bright and Spacious Two Bedroom
Flat In Glenlockhart*



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McEwan Fraser Legal is delighted to present this two-bedroom bright and spacious flat in the heart of Glenlockhart.

THE LIVING ROOM



Inside, the property comprises:

- The living area in the property has to be one of the selling points. Offering dual aspects through the large windows and allowing an abundance of light to flood into this space. The living room is multi-functional and would serve (with ease) as an open plan living/ dining room.
- Fully equipped kitchen which is very functional with integrated and freestanding appliances. This is a great space which offers much potential.



THE KITCHEN





- The property has two bathrooms of which there is a large family bathroom fitted with a three piece suite and also a spacious master bedroom en suite shower room which is fully equipped with a three piece suite.
- The accommodation has two generously proportioned bedrooms which include storage and also the master benefiting from the en suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2

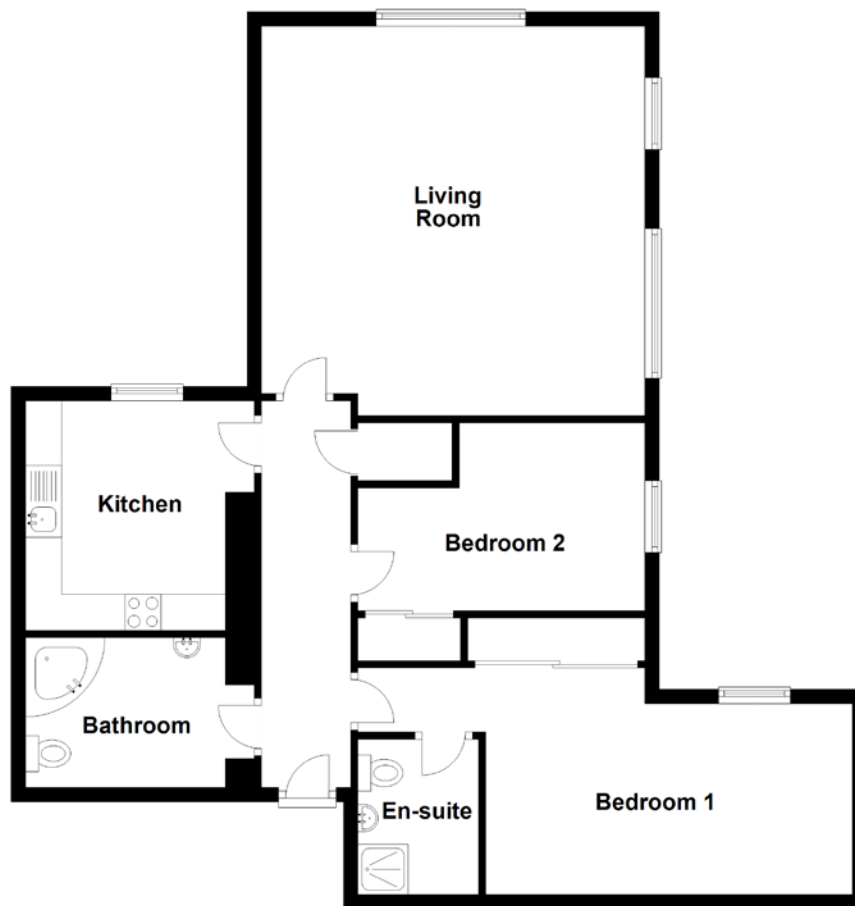


In addition to storage in the bedroom the property further benefits from cupboards and attic space. As well as residents' parking and gas central heating the home is warm year-round. It is expected that the property will be in high demand and as such early viewing is recommended to avoid disappointment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

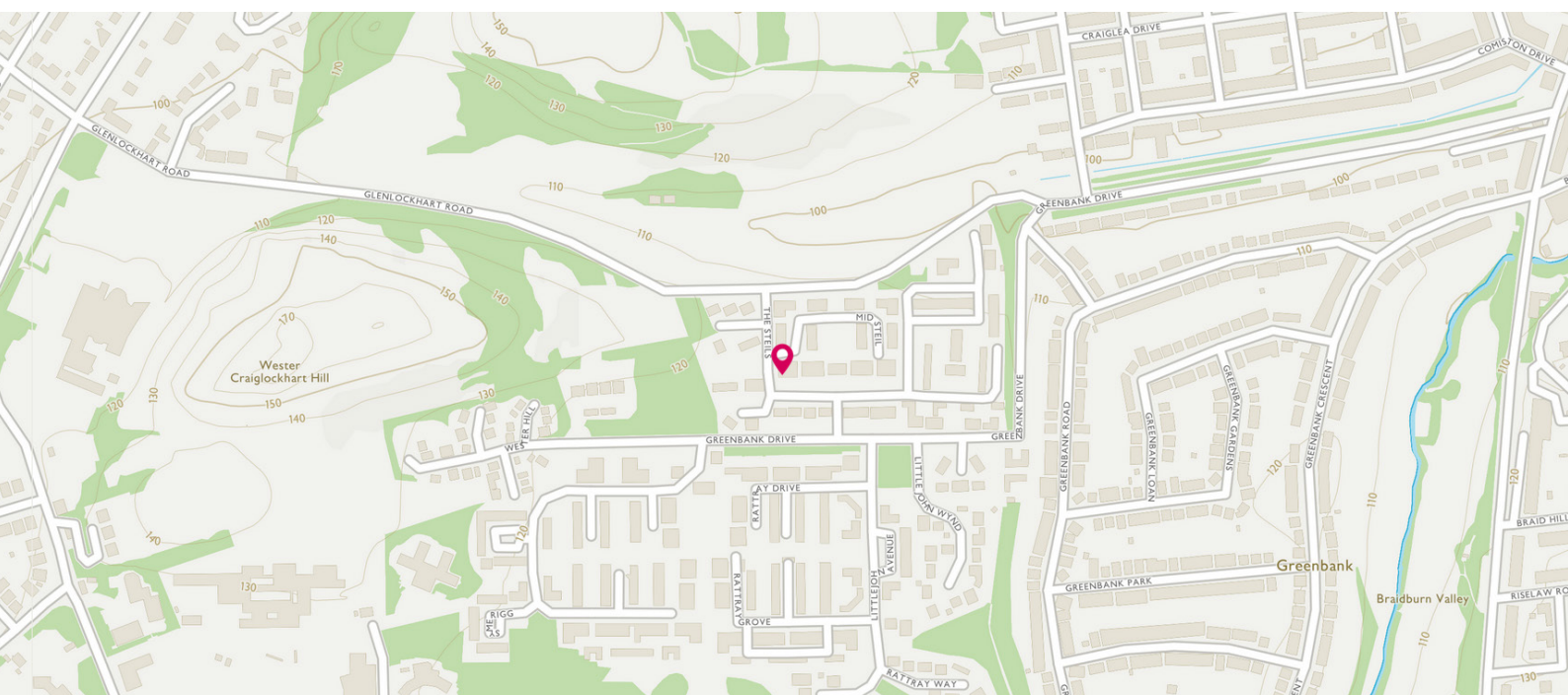
Living Room	5.41m (17'9") x 5.33m (17'6")
Kitchen	3.19m (10'6") x 3.18m (10'5")
Bathroom	3.18m (10'5") x 2.08m (6'10")
Bedroom 1	6.88m (22'7") x 3.15m (10'4")

En-suite
Bedroom 2

2.16m (7'1") x 1.68m (5'6")
3.99m (13'1") x 2.61m (8'7")

Gross internal floor area (m²): 87m²

EPC Rating: C



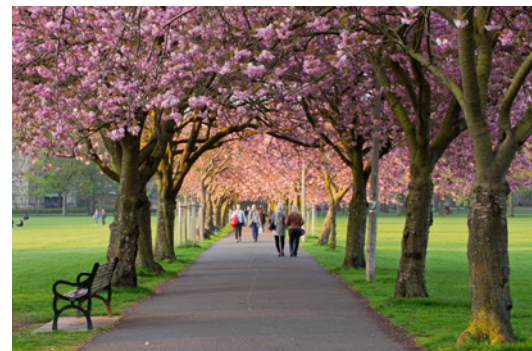
THE LOCATION

Mid Steil is situated in quiet residential locale of Glenlockhart, approximately four miles south of Edinburgh's city centre. Set amidst a lovely quiet backdrop, this private development is within close proximity to a wide range of amenities at nearby Craiglockhart and Morningside.





These include a wide and varied selection of shops, restaurants, coffee houses, a library, pharmacies, health centre, post office, banking facilities and the famous Dominion Cinema. A Waitrose supermarket and a Marks and Spencer food are also located on Morningside Road. There are a number of pleasant walks that can be enjoyed nearby at Blackford Hill, Braid Hills, hermitage of Braid, Craiglockhart, Braidburn and a woodland nature walk around the estate. Regular public transport services operate to and from the city centre and to surrounding areas.



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**Part
Exchange
Available**



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