





This exclusive, three-bedroom, second-floor apartment forms part of a stunning, B-listed, Scots baronial-style building (1867-9) in highly sought-after Greenbank. The charming home offers bright and spacious accommodation that is characterised by high ceilings and light neutral décor, which allows new buyers to easily add their own style. The property further benefits from plentiful storage, an en-suite and a family bathroom, as well as an allocated parking space and additional unreserved parking, boasting spectacular views to the Pentland Hills.

FEATURES

- Exclusive second-floor apartment
- Part of a stunning B-listed building
- Craiglockhart Hills conservation area
- Impressive views to the Pentland Hills
- Lightly decorated interiors throughout
- Entrance hall with two cupboards
- South-facing living room with feature fireplace
- Well-appointed dining kitchen
- Three double bedrooms
- En-suite bathroom with storage
- Modern family bathroom
- Loft with additional storage
- Secure private storage room
- Shared landscaped garden grounds
- One allocated parking space and additional unreserved parking
- EPC rating - D
- Council Tax Band - G





Accessed via a secure communal entrance and stairway, the apartment's front door opens into a hall with two built-in cupboards. Immediately to the left is the south-facing living room. This reception area catches the eye, pairing elegant styling with a low-maintenance floor. It has a spacious footprint for both lounge and dining furniture; plus, it is brightly illuminated by three sash windows that frame impressive views to the Pentland Hills. A feature fireplace adds the finishing touch to the room. The dining kitchen is on the opposite side of the hall. It is appointed with generous cabinet storage and downlit workspace framed by splashback tiles. It has room for a table and chairs and enjoys a fitted breakfast bar for casual meals. Meanwhile, the three bedrooms are carpeted for comfort and lightly decorated. The principal and second bedrooms both feature built-in mirrored wardrobes with further storage set above. The principal bedroom also has the luxury of a three-piece en-suite bathroom, fitted with a shower over bath and a cupboard. The accommodation is completed by a modern family bathroom, equipped with premium tile work and a three-piece suite (including an overhead shower). Finally, the property has a secure and private storage room in the external hallway.

Externally, The Steils sits within landscaped communal garden grounds. The apartment also comes with one allocated parking space.

Extras: all fitted floor and window coverings, light fittings, integrated oven/grill and gas hob, a dishwasher, and a washing machine to be included in the sale. A fridge is also available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



VIEW FROM LIVING ROOM WINDOW



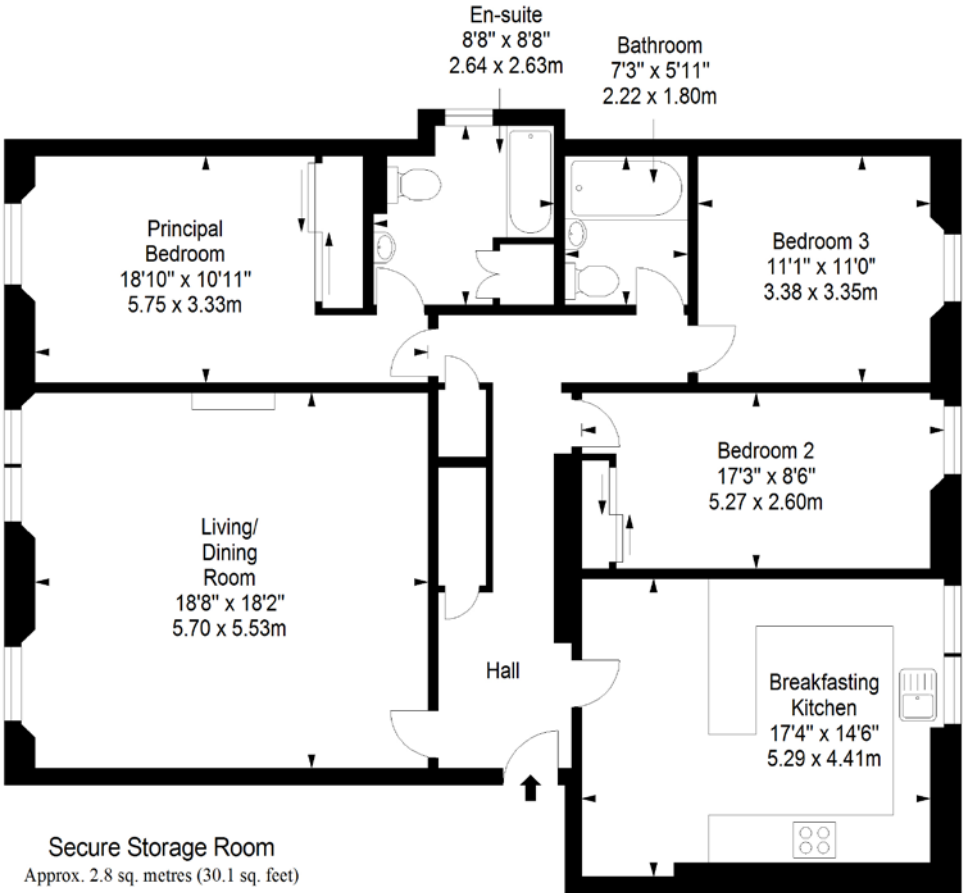
GREENBANK

The sought-after residential area of Greenbank enjoys an excellent location south of the city centre. It is ideally situated nearby Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can be found. Enjoying the outdoors couldn't be easier with the lovely green areas of Braidburn Valley Park (awarded Scotland's first Green Flag for excellence in parks) and Colinton Mains Park or Blackford Hill where delightful walks and superb views across Edinburgh can be enjoyed. The Pentland Hills regional park is a short drive away and offers walking, biking and skiing at Midlothian Snowsports Centre. For the active type, Craiglockhart Leisure Centre is nearby and offers a gym, fitness classes and a tennis centre. For the golf enthusiast there are a number of courses in the surrounding area including the Merchants of Edinburgh and Braid Hills. Schooling is well-catered for in the area from nursery to secondary level in both the public and private sectors, and Edinburgh Napier University is a short drive away. Greenbank is well-served by public transport with regular buses to and from the city centre, and the proximity of the City Bypass makes commuting fast and convenient.

FLOORPLAN

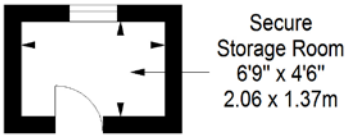
Second Floor

Approx. 129.8 sq. metres (1397.2 sq. feet)



Secure Storage Room

Approx. 2.8 sq. metres (30.1 sq. feet)



Total area: approx. 132.6 sq. metres (1427.3 sq. feet)



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