



2 North Greens  
The Jewel, Edinburgh, EH15 3RT



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# 2

## North Greens, The Jewel

Occupying a quiet cul-de-sac position this extended semi-detached bungalow offers flexible, well maintained accommodation.

- Entrance vestibule
- Lounge
- Kitchen
- 2 Double bedrooms
- Sun room
- Showerroom
- Gas central heating & double glazing
- Private enclosed garden
- Driveway offering parking for 4 cars
- Detached single garage

Home Report: £260,000

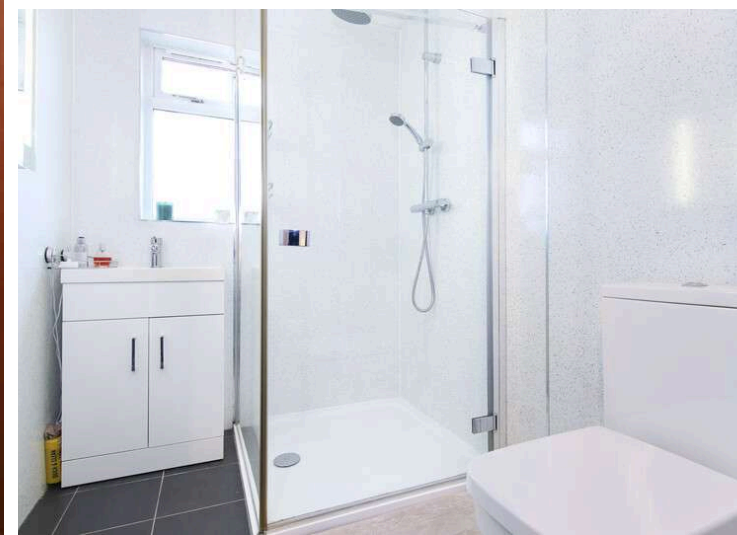
EPC Rating: C

Rare opportunity to purchase a tastefully extended Semi Detached Bungalow offering flexible accommodation which has been well maintained by its present owners. It occupies a cul-de-sac position in this modern yet mature residential district to the east of the City Centre and is ideally positioned close to an excellent range of local amenities and facilities, also boasting easy access to the East coast, the A1 and the City Bypass.

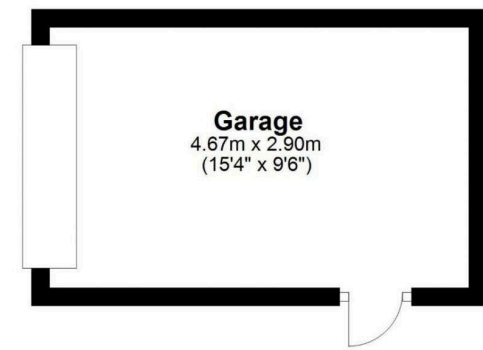
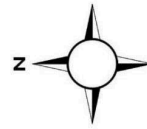
The accommodation comprises entrance vestibule, lounge, fitted kitchen, bright and spacious sun lounge with direct access to the sunny enclosed rear garden, inner hall, two double bedrooms and shower room. There is also gas central heating, along with double glazed windows & exterior doors. A large attic affords an excellent volume of storage space.

Externally, the driveway offers off-street parking for four or more cars and leads to a detached single garage with storage in the apex roof. The enclosed rear garden enjoys a good measure of privacy and a flood of natural light.

Extras: To include all fitted carpets and fitted floor coverings, curtains, blinds, Rangemaster Induction cooker, fridge/freezer, drinks cooler, washing machine and dishwasher.

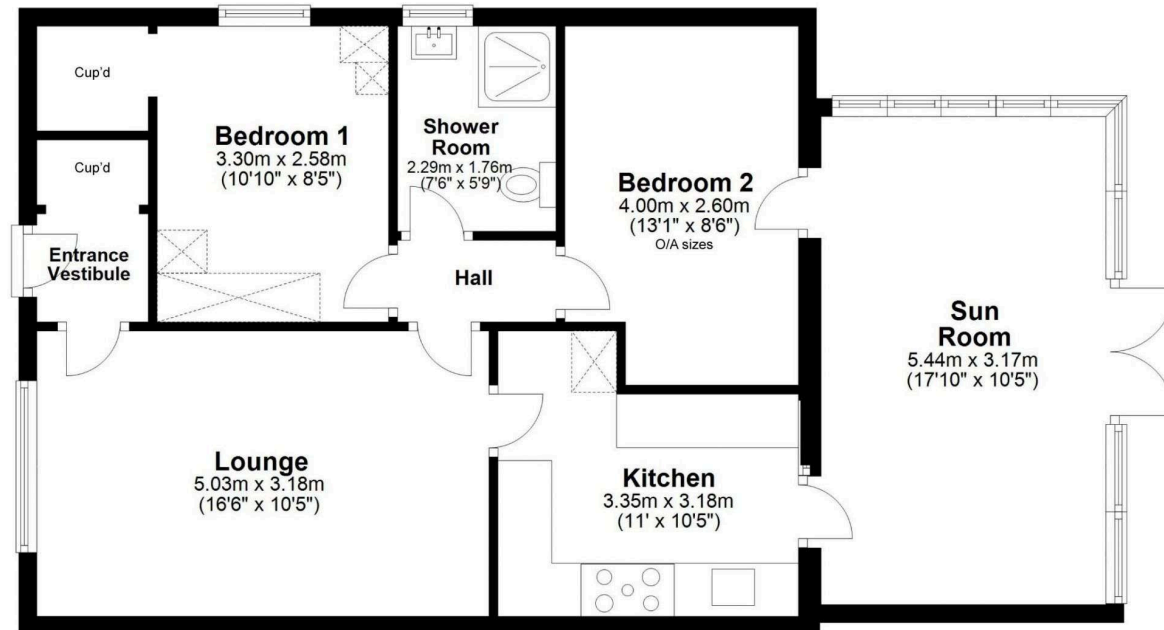


The Jewel is located close to a superb range of amenities including an Asda Hypermarket and Fort Kinnaird Retail Park which offers an extensive range of shopping facilities, restaurants and a cinema. It is also within close proximity of the seaside towns of Portobello and Musselburgh, where further shops and local amenities such as banking and Post Office services can be found along with a range of leisure pursuits. Schooling is well represented in the area and the property has access to a good public transport and easy access to the city centre, A1 and city bypass.



### Ground Floor

Approx. 73.4 sq. metres (790.1 sq. feet)



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