



35 The Steils

Greenbank, Edinburgh, EH10 5XD

CALL US ON 0131 447 4747

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Greenbank, Edinburgh, EH10 5XD

For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule with storage.
- Reception hall.
- Bright, attractive & generously proportioned south facing living room/dining room.
- Feature gas fire.
- Modern fitted breakfasting kitchen with appliances.
- Two good sized double bedrooms both with built in mirrored wardrobes.
- Contemporary fitted shower room.
- Gas central heating.
- Original features.
- Beautifully maintained communal gardens.
- Allocated parking space.
- Private garage.
- Unrestricted on-street parking.

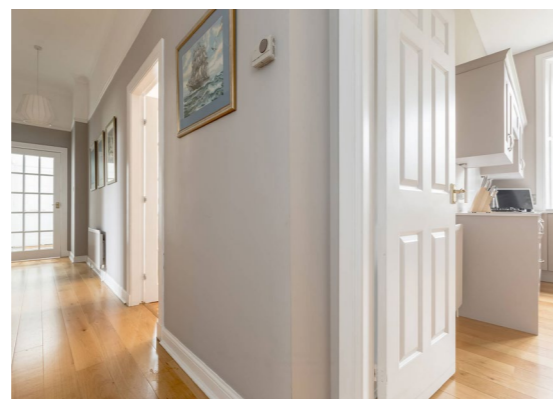
GENERAL DESCRIPTION

A stunning main door flat part of a listed building in an exclusive development, part of the old Edinburgh City Hospital, in the highly regarded and much sought after Greenbank district of the city. The property is situated close to a wide range of local amenities and a short journey to the south of Edinburgh City Centre and would be suitable for a range of buyers. The property is brought to the market in immaculate condition.

FACTORING NOTE

The development is factored by James Gibb at an approximate charge of £250 to £300 per quarter. This covers the maintenance of all the communal areas and also the block's buildings insurance.





LOCATION

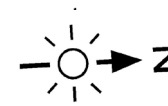
The sought-after residential area of Greenbank enjoys an excellent location south of the city centre. It is ideally situated nearby Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets can be found. Enjoying the outdoors couldn't be easier with the lovely green areas of Braidburn Valley Park, 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.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, WASHER DRYER AND DISHWASHER. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 1.3 MILES TO SLATEFORD TRAIN STATION.
APPROXIMATELY 2.7 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 7.3 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

The Steils, EH10 5XD



Approx. Gross Internal Area
87 Sq M - 936.49 Sq Ft
Garage

Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.