



GILSON GRAY

LAW • PROPERTY • FINANCE

27 WESTER HILL, GREENBANK

Edinburgh, EH10 4XG



Located at the end of a cul-de-sac within the highly regarded and sought-after residential Greenbank area, this modern three-bedroom semi-detached house benefits from a bright and welcoming open-plan layout. It features a spacious lounge leading through to an attractive dining kitchen, with French doors opening out onto the enclosed rear garden, which has a large patio and decked seating areas offering stunning Pentland Hill views. The interiors are tasteful and understated, and there is ample storage throughout, as well as a family bathroom, a WC, and private parking. Early viewing is recommended as properties are seldom available within this development. Stepping inside, you are greeted by an inviting reception area which has a convenient WC to the left. Directly ahead, the living room opens out before you, enjoying a neutral palette and plush carpeting – an attractive aesthetic for buyers. It has spacious proportions for lounge furniture and a southwest-facing window for a light-filled ambience. Bespoke understairs storage completes the space.

FEATURES

- Modern semi-detached open-plan house with tasteful interiors and high-quality fixtures and fittings.
- Entrance area with WC.
- Spacious living room (with bespoke understairs storage).
- Dual-aspect shaker style kitchen with dining area and rear garden access via French doors.
- Two good sized double bedrooms both with ample built in cupboards and a single bedroom/study.
- Family bathroom fitted with a 3-piece shaker style suite.
- Fully-enclosed and secluded rear garden with large patio and decked seating areas offering stunning views across to the Pentland Hills.
- Front garden and pathway, private paved side driveway (for 2 cars) and additional visitor parking bays.
- Gas central heating and double glazing.
- Further potential to extend if desired, subject to obtaining the necessary consents.





Sat adjacent, the dining kitchen is openly accessed via a broad archway. It has a charming dining area beside French doors to the rear garden, and it offers a generous selection of cabinets and plenty of worksurface space. Furthermore, it has a stylish Shaker-inspired design and an on-trend colour palette. Upstairs, a naturally-lit landing provides two cupboards before connecting to the three bedrooms. The bedrooms are comprised of two airy doubles with built-in wardrobes and a versatile single that could alternatively be used as an office or a space for relaxation. All three are neutrally decorated and laid with carpet. A three-piece bathroom with Shaker-style fixtures completes the accommodation. It features a hidden-cistern toilet, a storage-set washbasin, and a double-ended bath with overhead rainfall and handheld showers.

In addition to a well-kept front garden, the home boasts a fully-enclosed rear garden which has a lawn, a patio, and a decked area for relaxing in the sun. The rear garden further boasts stunning views of the Pentland Hills. Meanwhile, a private driveway provides off-street parking for two cars; plus, there are nearby parking bays for visitors as well.

Extras: All fitted floor and window coverings and light fittings are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.





GREENBANK

The sought-after residential area of Greenbank enjoys an excellent location south of the city centre. It is an idyllic district with pleasant woodland surroundings; plus, it is ideally situated near Morningside and Bruntsfield where a wide variety of cafés, bars, restaurants, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, and various supermarkets (including a Waitrose) 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), Colinton Mains Park, and Blackford Hill nearby – 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 and Tennis Centre is close by, providing a gym, fitness classes and a tennis centre. For the golf enthusiast there are several courses in the immediate vicinity, including the prestigious Merchants Golf Course which surrounds the development itself. Schooling is well-catered for in the area from nursery to secondary level in both the public and private sectors. Greenbank is well served by public transport services (Lothian Bus routes 23 and 36 are both located nearby) and it is ideally placed for access to the city centre, city bypass and Edinburgh Airport.

EPC RATING:



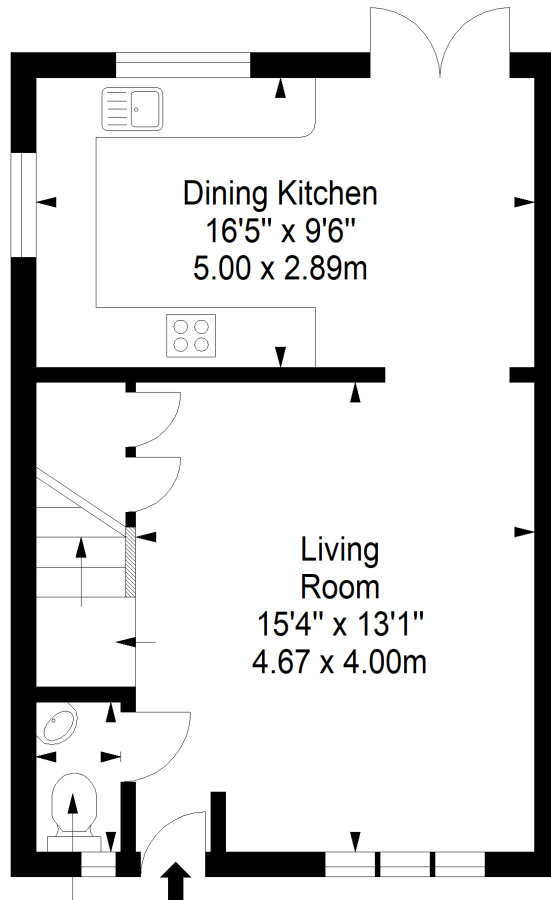
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

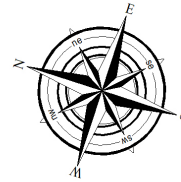
Approx. 38.8 sq. metres (417.6 sq. feet)



Dining Kitchen
16'5" x 9'6"
5.00 x 2.89m

Living Room
15'4" x 13'1"
4.67 x 4.00m

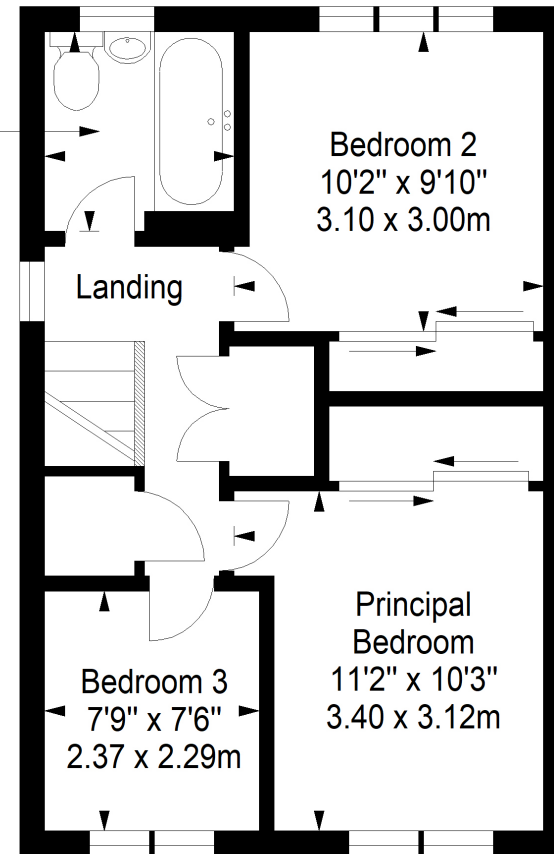
WC
4'9" x 2'9"
1.46 x 0.83m



Bathroom
6'6" x 6'2"
1.98 x 1.87m

First Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



Bedroom 2
10'2" x 9'10"
3.10 x 3.00m

Landing

Principal Bedroom
11'2" x 10'3"
3.40 x 3.12m

Bedroom 3
7'9" x 7'6"
2.37 x 2.29m

Total area: approx. 78.8 sq. metres (848.2 sq. feet)



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