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Offers Over
£275,000

100 Greenwell Wynd

Liberton | Edinburgh | EH17 8GH

This impressive, truly stunning mid-terrace villa with private gardens and residents parking is quietly situated within a modern development in a sought after district of the city, close to excellent commuting links, many local amenities and surrounded by beautiful countryside.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom & WC
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

The accommodation which is presented to the market in true move in condition, in brief comprises; welcoming entrance hallway, light and airy reception room with beautiful paneling and useful under stair storage, modern dining kitchen with appliances and door accessing rear garden, useful utility room and WC. Finally the upstairs accommodation comprises of; well proportioned principal bedroom with mirrored fitted wardrobes and cupboards, two further good sized bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer and washing machine. The wardrobe in the third bedroom will also be included.

Gardens & Parking

There is a fully enclosed rear garden, mainly laid to lawn and patio, creating the perfect haven for children to play and for outside dining/relaxing. To the front there is a small section of garden and for the car user there is ample residents parking. The development is factored by Ross & Liddell for a quarterly fee of £70.

Viewing

Viewings by appointment through Neilsons 0131 625 2222.



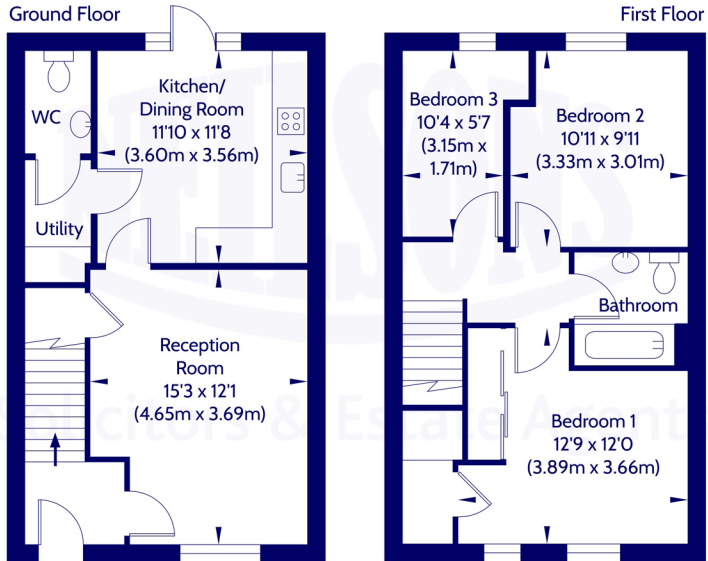


Location

Greenwell Wynd forms part of an established modern development built by David Wilson homes, located in the popular area of Liberton, approximately four miles south of Edinburgh's City Centre. The property is well placed for access to many local shops and services, with Morrisons and Aldi supermarkets only a short walk away. Cameron Toll shopping centre, Straiton and Fort Kinnaird retail parks are all just a short drive away, offering a more extensive range of shopping requirements. Good public transport services operate to and from the city centre and surrounding areas, with the city bypass only a short drive away linking the main Scottish motorway network system. Recreational facilities in the area include Gracemount Leisure Centre with swimming pool and Hillend Dry Ski-Slope, as well as a number of golf courses and bowling clubs. Schooling in the vicinity is available from nursery to secondary level. The property is also ideally placed for access to Edinburgh University's King's Buildings and the Royal Infirmary of Edinburgh at Little France.



Approx. Gross Internal Floor Area 80.42 Sq M / 866 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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