



58 Greenwell Wynd, Edinburgh, EH17 8GH



Welcome

Welcome to Greenwell Wynd, this fabulous bright and spacious end of terrace townhouse offers excellent, modern day accommodation arranged over three floors with three double bedrooms. The property further benefits from gardens to the front and to the rear along with an allocated parking space. Conveniently located in the popular Liberton area of Edinburgh forming part of a factored, modern development close to local amenities, schooling and swift transport links. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway.
- Living/dining room rear facing with direct access to the rear garden.
- Fully fitted kitchen equipped with wall and base units along with integrated appliances.
- Downstairs cloaks comprising WC, wash hand basin.
- Principle bedroom located on the top floor featuring built in wardrobes and en-suite shower room.
- Further two double bedrooms.
- Family bathroom comprising WC, wash hand basin and bath.
- Gas central heating.
- Double glazing.
- Rear enclosed garden.
- Allocated parking space with further on street parking.







Liberton

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 SkiSlope, 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.

Extras

Included in the sale are the integrated kitchen appliances, fitted blinds, fixtures & fittings.

This property is factored by Ross & Liddell and the annual factor fees are £200. The buildings insurance is not included in the Factor fees.



Get in touch

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Property Hub:

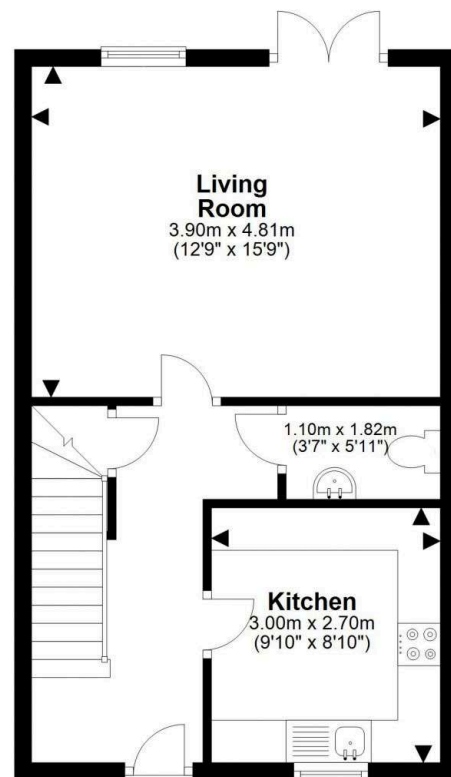
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

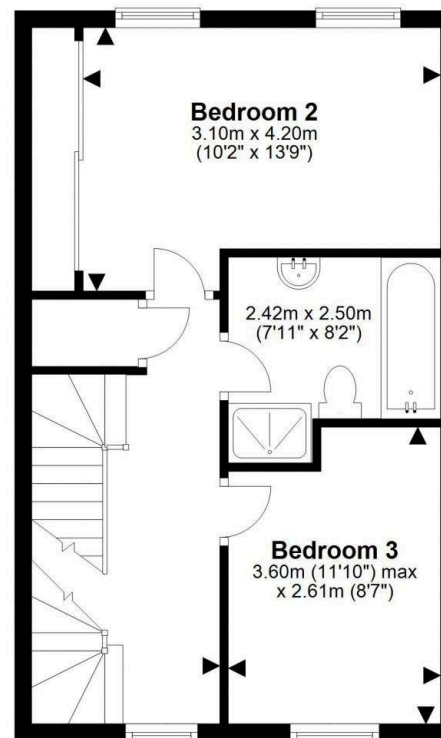
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



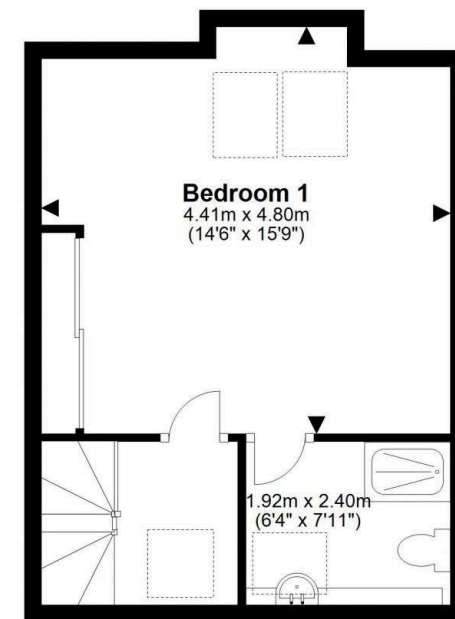
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor



Second Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.