

GLENLOCKHART

15/6 MID STEIL
EH10 5XB



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EPC RATING: C

OFFERS OVER £440,000

PROPERTY DESCRIPTION

- L shaped hallway with wooden flooring, handy storage cupboards and access to an insulated & partially floored loft space for further storage
- Bright, spacious sitting room with feature fireplace and square turret bay window with amazing outlook
- Good sized dual aspect contemporary kitchen with a wide range of taupe coloured fitted cupboards & appliances and sliding patio doors to the balcony, making this a lovely bright room
- Double doors to the twin windowed dining room – perfect for entertaining
- Large principal bedroom with two sets of fitted wardrobes with mirrored doors, leading to
- Modern ensuite bathroom with bath, sink, wc & fitted open storage shelving
- Second double bedroom with mirror fronted wardrobes
- Third single bedroom currently used as a second sitting area
- Modern family shower room with double walk-in shower, built in vanity sink unit, wc & heated towel rail
- Gas central heating from wall mounted boiler located in the kitchen
- Upvc framed double glazed windows & sliding door
- Sunny, south facing balcony overlooking the well-maintained communal gardens
- Allocated parking space and free on street parking
- James Gibb manage the development for approximately £1,200 per annum, to include maintenance of the building & grounds & block buildings insurance



VIEWING

By appointment Call

Jardine Phillips

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SPACIOUS THREE BED THIRD FLOOR FLAT IN MODERN GREENBANK DEVELOPMENT WITH OUTSTANDING VIEWS

With panoramic views over the development to the hills, this bright three bed apartment is ready to move into with great entertaining space, two double and one single bedrooms, two bathrooms, a sunny balcony & parking. Located in a very well-maintained building - all 1's in the Home Report. Walking distance or a short bus ride into Morningside with its wide array of amenities, and a local supermarket nearby for your everyday needs. Would be ideal for professionals, downsizers, a young family or investors. Superb for outdoor enthusiasts with a good range of golf courses and walks on your doorstep and easy access out to the countryside & the motorway network.

AREA

Greenbank is a prestigious area in the south of the city, very close to Morningside with its excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. There is also a large Tesco store within walking distance at Colinton. Local schooling is well-renowned and the property is in the catchment for OXgangs & St Marks RC Primary Schools and Firrhill & St Thomas of Aquins RC High Schools, and is walking distance to George Watsons. There are superb amenities in Morningside, including a library, the very popular independent Dominion Cinema and Church Hill Theatre. There are also golf clubs, gyms & other leisure facilities available a short walk or drive away. The property is also well placed for lots of open spaces including Craiglockhart Hill, Braidburn Valley Park, Hermitage of Braid, Braid Hills, Blackford Hill & Pond and the

Pentlands. There is easy access both into town, via the No. 23 & 26 bus services which you can pick up on the development, and out of town to the city bypass and the motorway network beyond.

EXTRAS

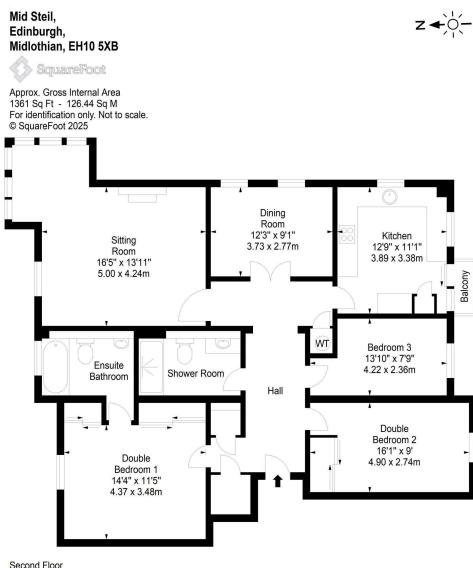
The blinds/curtains, light fittings, gas hob, double oven, integrated microwave, dishwasher, fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£450,000



Sitting room	16'5 x 13'11 (5.00 x 4.24m)
Dining room	12'3 x 9'1 (3.73 x 2.77m)
Kitchen	12'9 x 11'1 (3.89 x 3.38m)
Bedroom 1	14'4 x 11'5 (4.37 x 3.48m)
Bedroom 2	16'1 x 9' (4.90 x 2.74m)
Bedroom 3	13'10 x 7'9 (4.22 x 2.36m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.