



28 Greenwell Wynd
Mortonhall, Edinburgh, EH17 8GH

CALL US ON 0131 447 4747

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

- Reception hall with excellent storage.
- Attractive living room/dining room with French doors to rear garden.
- Contemporary fitted kitchen with integrated appliances.
- Cloakroom/WC.
- Upper landing with access to partially floored attic.
- Master bedroom with built in mirrored wardrobes & further fitted storage.
- Superb open outlook to front.
- Further double bedroom.
- Single bedroom.
- Freshly presented bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Pathway to side.
- Enclosed well-maintained private garden at rear with patio area.
- Residents parking to front.
- Children's playpark across the road.



GENERAL DESCRIPTION

An immaculately presented end terraced villa in a sought-after modern development in the highly regarded Mortonhall district of the city, a short journey to the south of Edinburgh City Centre and close to an excellent range of local amenities. The property would make an ideal purchase for a young couple, family or a first-time buyer.

FACTORING NOTE

The communal areas within the development are factored by Ross + Liddell at an approximate charge of £15 per calendar month.

COUNCIL TAX BAND	E
TRAIN STATION	APPROXIMATELY 4.5 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 10.7 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

LOCATION

Situated just over four miles south of the city centre, the tranquil residential suburb of Mortonhall enjoys a picturesque setting alongside the Edinburgh green belt. With the majestic Pentland Hills to the south and easy access to the major business hubs, financial districts and attractions of the capital to the north, Mortonhall promises an enticing work-life balance for young families and professionals. An active outdoor lifestyle could not be easier, with the Pentland Hills Regional Park, Midlothian Snow Sports Centre, equestrian facilities, and a choice of prestigious golf courses right on your doorstep. Or for those who prefer to stay active indoors, purpose-built Gracemount Leisure Centre boasts a state-of-the-art gym, a dance studio, a multi-purpose sports hall and a four-lane swimming pool. Mortonhall is served by convenient everyday amenities, from independent shops to major supermarkets and retail outlets at nearby Straiton Retail Park. Mortonhall is within the catchment area for excellent state schools, with private nursery and daycare options also available. Mortonhall is just five minutes' from Edinburgh City Bypass, allowing swift and easy access to Edinburgh Airport and M8/M9 motorway networks, and also benefits from comprehensive public transport links into the city centre.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE, AND DISHWASHER.



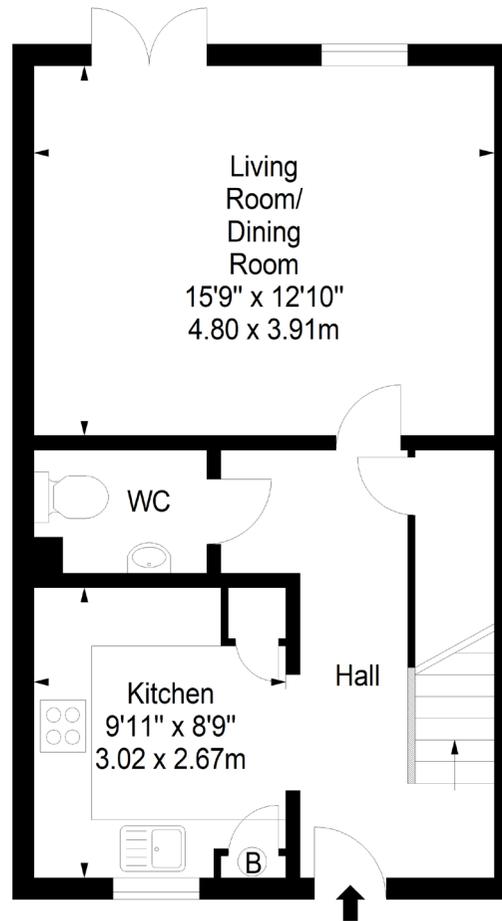
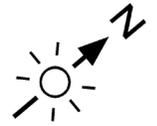


**ENERGY PERFORMANCE
CERTIFICATE RATING B**

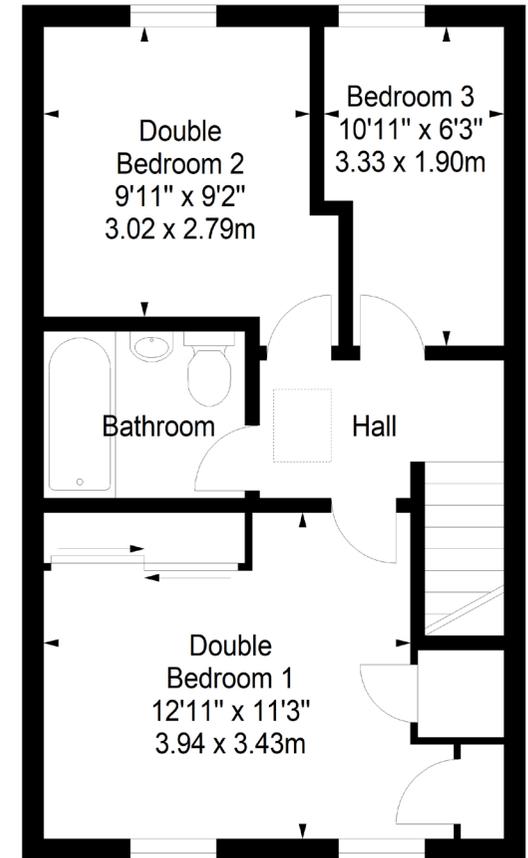
**Greenwell Wynd,
Edinburgh,
Midlothian, EH17 8GH**



Approx. Gross Internal Area
896 Sq Ft - 83.24 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

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.