



## 167 Greenwell Wynd, Edinburgh, EH17 8WQ

Beautifully Presented Three-Bedroom, Mid-Terraced Family Home with Private Gardens

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

éspsc rightmove<sup>®</sup> Zoopla  
find your happy

# Property Description

Beautifully presented three-bedroom terraced family home with private gardens. Set within a modern residential development in the highly desirable Mortonhall area, just south of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, two double bedrooms, a single bedroom, a family bathroom, and a convenient ground-floor WC.

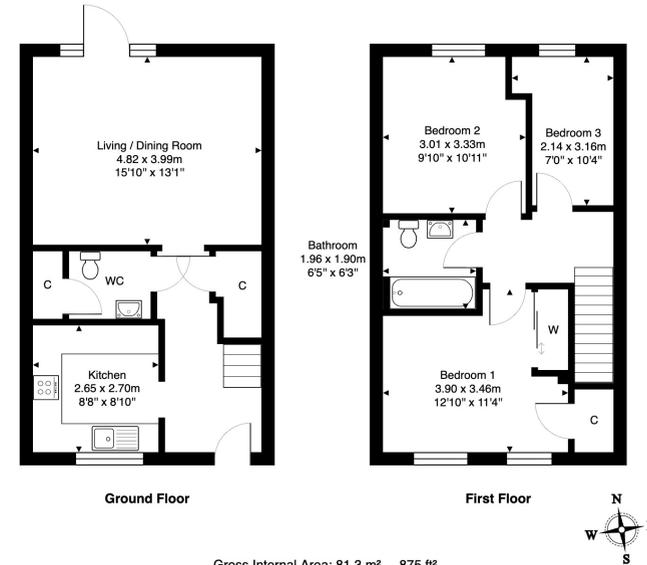
Move-in ready – featuring a fitted kitchen with integrated appliances, stylish bathrooms, and contemporary flooring and lighting. Further benefits include gas central heating, solar panels, double glazing, and excellent built-in storage.

Externally, the enclosed rear garden offers a lawn along with a decked area for outdoor seating. With excellent transport links, the development also provides unrestricted residential parking and well-maintained communal grounds.

An entrance hall welcomes you into the property and leads through to the living/dining space, finished in light tones with contemporary flooring and providing direct access to the private rear garden, allowing the area to function well for entertaining guests. The kitchen continues the same contemporary flooring from the hallway and features modern countertops, a stylish splashback, and a stainless steel sink with drainer, along with an integrated oven and gas hob with canopy above and space for additional appliances.

The hallway also benefits from a built-in cupboard ideal for storage, as well as a convenient WC set just off the hall, with a utility cupboard with space for an additional appliance. Heading upstairs, the carpeted landing provides access to all bedrooms, each finished with carpeted flooring and tasteful décor, with the master bedroom further benefiting from mirrored sliding wardrobes. Completing the property is the family bathroom, which features a three-piece suite with a shower over the bath.

167 Greenwell Wynd, Edinburgh, EH17 8WQ

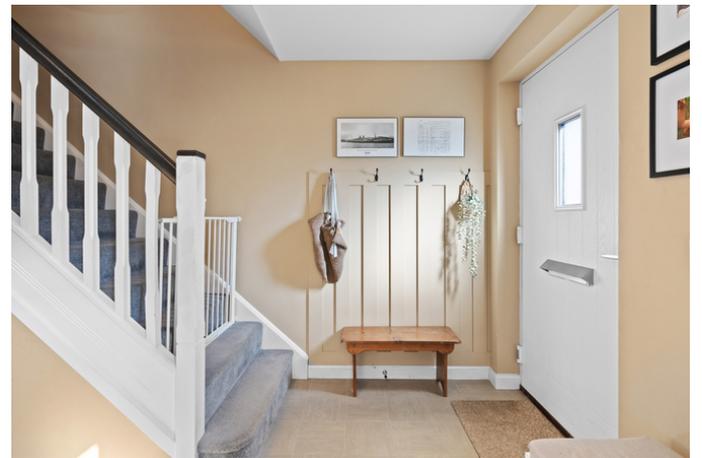


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Mortonhall lies between Fairmilehead and Gilmerton, south of Liberton and the Braid Hills. The area is close to the A701, providing a direct route to the city bypass, the retail park at Straiton, and onward to Penicuik and the Scottish Borders. The Braid Hills are within walking distance, offering panoramic views over Edinburgh and beyond. Around one mile away

is the Pentland Hills Regional Park, which offers a range of outdoor pursuits including Scotland's largest artificial ski slope. The nearby Mortonhall Estate provides numerous walks and countryside opportunities, along with an excellent garden centre. Regular bus services run along Howdenhall Road and the city bypass is quickly accessible.





## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

