



## 18 North Greens, Edinburgh, EH15 3RT

Light & Beautifully Presented, Two Bedroom, Main Door, Lower Villa with Gardens

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# Property Description

Light and beautifully presented, two-bedroom, main door, lower villa with gardens and an allocated parking space. Located in a quiet residential area, in the popular area of The Jewel, east of Edinburgh city centre.

Comprises a vestibule, living room, kitchen, a flexible sunroom, an inner hall, two bedrooms, and a family bathroom.

Highlights include a stylish kitchen with appliances, a modern bathroom, contemporary flooring, and light neutral decor. In addition, there are multiple wall-mount TV fittings, gas central heating and double-glazed windows.

Externally, the property benefits from two wood-decked patios to the front; whilst the rear garden has a wood-decked patio from the sunroom, a synthetic turf lawn, and a store shed.

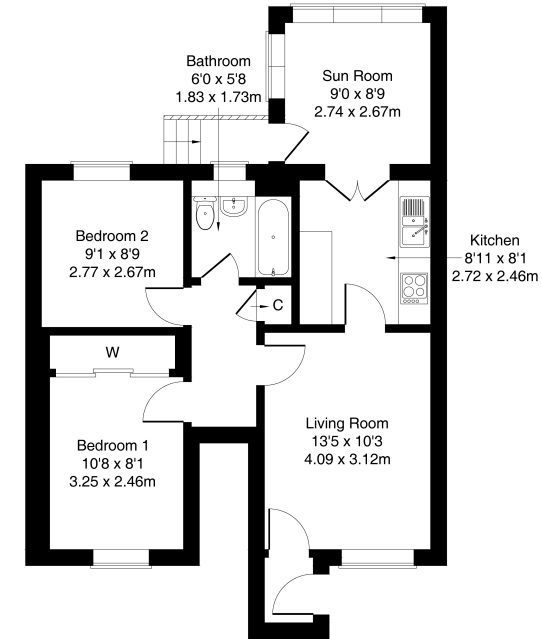
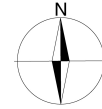
A welcoming vestibule opens into a spacious living room, set to the front, enjoying a southerly aspect allowing plentiful natural light, with features including wood effect flooring continuing from the vestibule and into the inner hall, light decor, a central light fitting and a wall-mount TV point. Set off the living room, the kitchen is fitted with modern units and worktops, a sink with a spray-pull tap, an integrated induction hob with an extractor fan and oven, and a freestanding washing machine, dishwasher and fridge freezer. Accessed from the kitchen, a flexible sunroom leads to the rear garden, and could be used as a dining room or office if desired.

Set off the inner hall, the two bedrooms are similarly well-finished with carpeted flooring and light decor, with bedroom one also featuring a large built-in wardrobe with a mirrored door. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including an electric shower over the bath, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (605 sq ft - 56 sq m.)



Ground Floor

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

# Area Description

The Jewel is a popular and established residential area, situated three miles east of Edinburgh city centre. The area is within close proximity of excellent shopping at Portobello, Meadowbank, Leith, and Fort Kinnaird, with local shops providing for everyday needs, and a choice of supermarkets within a short distance. There are well-regarded schools for all levels within the local area, and the

green spaces of Holyrood Park, Arthur's Seat and the Salisbury Crags are easily accessed through the cobbled streets of nearby Duddingston Village, with Portobello promenade and beach also just a mile or so away. The area benefits from an excellent bus service, and for the motorist, there is easy access to the main trunk routes, as well as the city bypass and A1.





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