



## 50 Greenwell Wynd, Edinburgh, EH17 8GH

Light & Well-Presented, Three-Bedroom, End-Terrace Townhouse with Private Gardens

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# Property Description

Light and well-presented, three-bedroom, modern end-terrace townhouse, with private gardens. Located in a growing residential development, in the sought-after Mortonhall area, south of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a fully integrated kitchen, stylish bathroom suites, and quality flooring for the ground floor. In addition, there is gas central heating, double glazing, multiple TV points, and good storage provision, including a loft.

Externally, the property benefits from a lawn to the front; whilst a large and enclosed rear garden features a paved patio and lawn. Set 'off-street', adjacent to a shared green, the development also offers landscaped grounds including a children's playground and unrestricted parking.

A welcoming entrance hall affords access throughout the ground floor, including a convenient storage cupboard and modern WC. Set to the rear, a tastefully finished living room has wood effect flooring, space for a dining area, and patio doors leading to the garden.

A stylish kitchen is set to the front, with modern units, wood effect worktops with matching upstands, a sink with a drainer and a pull-out spray tap, and an integrated double oven, gas hob, dishwasher, fridge/freezer and washing machine.

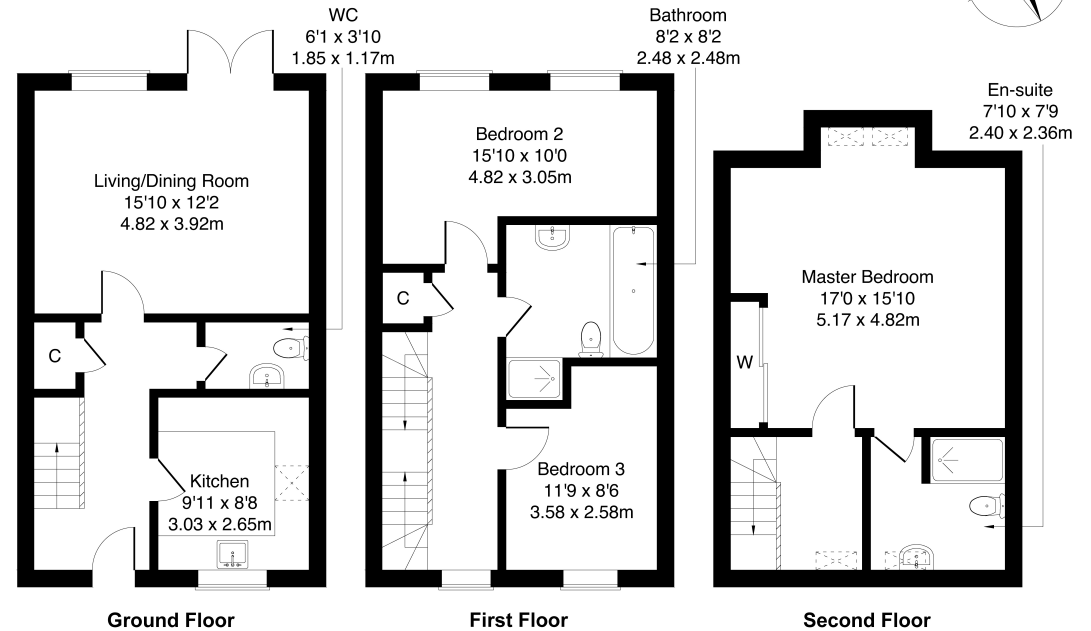
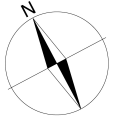
On the first floor, two similarly finished bedrooms are set to opposite aspects, with carpeted flooring and light decor. Whilst the family bathroom is set internally, featuring a modern suite including a separate bathtub and shower cubicle, a large mirror, tiled splash walls and flooring, and a ladder-style radiator.

Completing the accommodation, on the second floor, a generous master bedroom includes carpeted flooring, light decor, Velux-style windows, a fitted wardrobe and a modern en-suite shower room, also with a Velux-style window.



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Approximate Gross Internal Area: (1249 sq ft - 116 sq m.)



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, to the south of Liberton and the Braid Hills. The area lies close to the A701, which provides a direct route to the city bypass, the retail park at Straiton, and onward to Penicuik and the Scottish Borders. The Braid Hills are a short walk away, offering panoramic views over Edinburgh and beyond. Furthermore, Pentland Hills Regional Park

lies around one mile away, offering a range of outdoor pursuits, including Scotland's largest artificial ski slope, whilst the nearby Mortonhall Estate has numerous walks and countryside opportunities, along with an excellent garden centre. Regular bus services pass along Howdenhall Road and the city bypass is quickly accessible.





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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



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