



173 Greenwell Wynd, Mortonhall, Edinburgh, EH17 8WQ

Immaculately Presented, South-Facing, Three Bedroom, End-Terrace Home

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Property Description

Immaculately presented, south-facing, three-bedroom, modern, end-terrace home with gardens. Set in a new residential, factored development, located in the sought-after Mortonhall area, south of Edinburgh city centre.

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

Ready-to-move-in, highlights include a stylish kitchen with integrated appliances, modern bathrooms, and contemporary flooring. In addition, there is gas central heating, solar panels, double glazing, and good integrated storage.

Externally there is a shrubbery to the front, whilst an enclosed rear garden has a lawn and paved patio. With superb transport links, this modern development includes unrestricted residential parking and well-kept communal grounds.

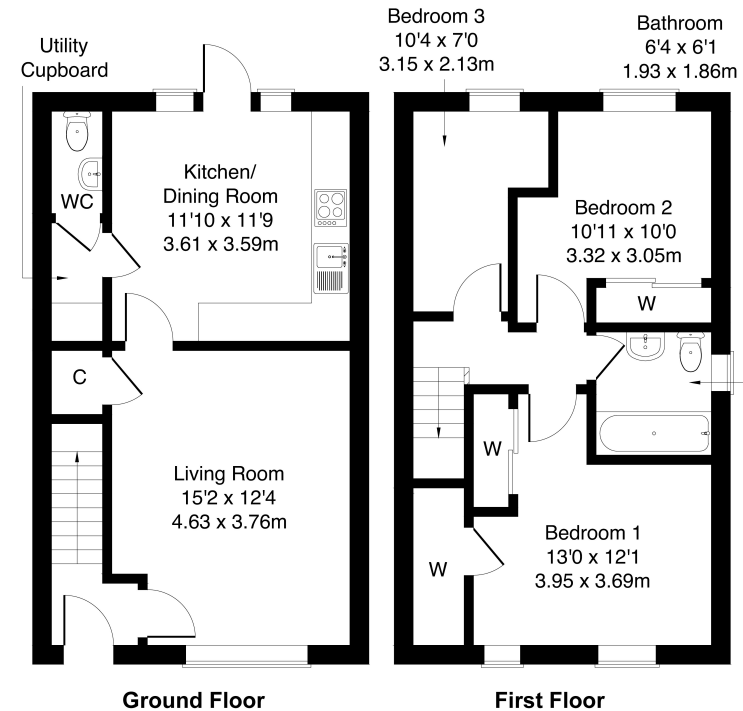
The bright and welcoming entrance hall gives access to the carpeted stairway and has easy-to-clean, modern flooring together with cloak space. The front-facing living room has carpeted flooring and a built-in store cupboard.

Set off the living room, the dining/kitchen has a patio door to the garden, modern flooring and recessed spotlighting over the kitchen. Modern fitted units include wood-effect worktops with matching upstand, a sink with a drainer, an integrated fridge/freezer, dishwasher, oven and gas hob. Set off the kitchen is a utility store, also giving further access to the WC, with a two-piece suite.

On the first floor, bedroom one is set to the front, with a deep, built-in store and a mirrored wardrobe, whilst two further flexible and carpeted bedrooms overlook the rear garden. The bright family bathroom has a side aspect window and is fitted with a three-piece suite, including a mains shower over the bath, tiled splash walls and a shaver point.

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Approximate Gross Internal Area: (850 sq ft - 79 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 distant, offering a range of outdoor pursuits, including Scotland's largest artificial ski-slope, and 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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