



64 Greenwell Wynd  
Edinburgh  
EH17 8GH



# 64 Greenwell Wynd Edinburgh

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This beautifully presented property is in true walk-in condition and is finished off with stylish fittings and fixtures.

The accommodation comprises; welcoming hallway with large understairs cupboard, spacious and comfortable living/dining room to the rear with French doors to the rear garden, generously proportioned kitchen featuring a range of base and wall mounted units and integrated appliances. Upstairs are three bedrooms, the principle bedroom has built-in wardrobe space, the family bathroom is fitted out with an attractive white suite and completes the accommodation.

Outside there is a pretty, west facing, low maintenance, landscaped garden to the rear, benefiting from plenty of sunshine. There is also ample monobloc residents parking spaces available on street.

## Property Features

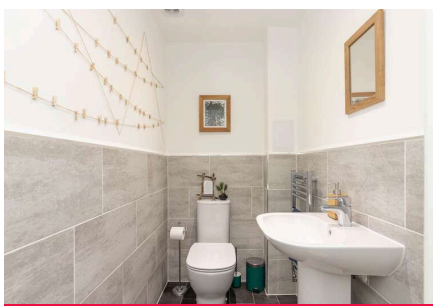
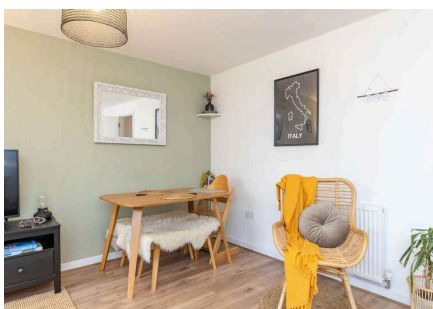
Excellent Location

Immaculately Presented

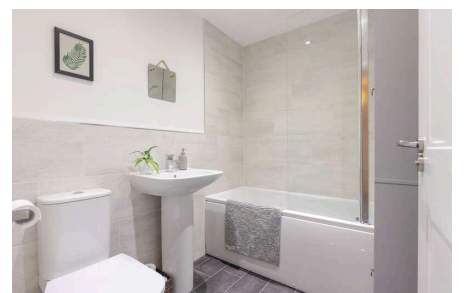
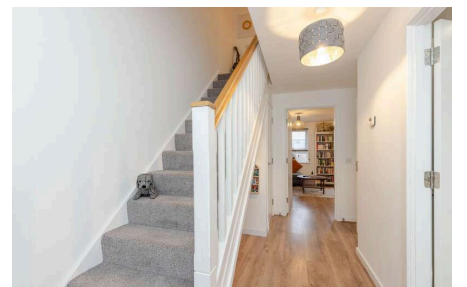
Family Home

3 Bedrooms

Pretty Garden

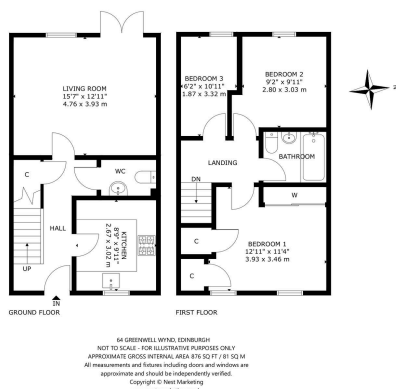








The popular residential area of Mortonhall lies to the south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre, delightful walks at Blackford Hill and over the Braid Hills, the Pentlands and Hillend Ski Centre are also close by. The efficient public transport network provides an easy commute into the city centre and surrounding areas. The city bypass and main motorway networks are also close by providing access to Edinburgh International Airport and the Royal Infirmary.



## Extras

All light fittings, fitted floorings and integrated appliances are all included in the sale price (the seller will not warrant their working order).

**AS** Anderson  
Strathern

Find out more

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## Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.



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