



**HUNTERS**  
RESIDENTIAL

**Offers Over £280,000**

Viewings: Sunday 2-4pm or by appointment  
through selling agents telephone 0131 447 4747



# 35/6

**EASTER STEIL**  
Glenlockhart, Edinburgh, EH10 5XE

## GENERAL DESCRIPTION:

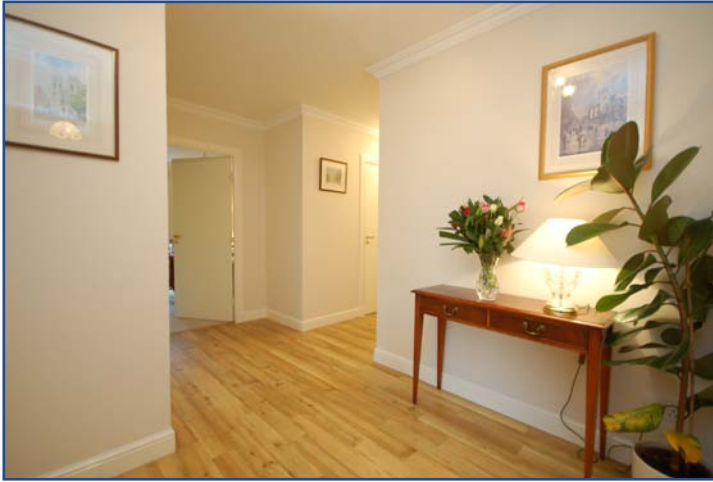
Forming part of an exclusive modern development and with superb views onto tranquil woodland, 35/6 Easter Steil is an immaculate 3-bedroom second floor apartment sold complete with a garage. The property has beautifully presented accommodation and is situated within a well maintained building that benefits from lift access and a secure entry phone system. The accommodation comprises a hallway with Amtico flooring and 3 large storage cupboards; a delightful sitting room with a bay window emitting an abundance of natural light into the room and with a fireplace and gas fire; a stylish John Lewis kitchen installed in 2010 with fully integrated appliances, Amtico flooring and space for a breakfast table; a dining room/double bedroom 3 with a large cupboard for additional storage; master bedroom with a peaceful balcony looking out onto woodland and Merchants of Edinburgh golf course, fitted wardrobes and a large en-suite shower room; double bedroom 2 again looking onto Merchants of Edinburgh golf course with a fitted mirrored wardrobe. The family bathroom installed in 2011 with a bath, WC, wash hand basin and heated towel rail completes the accommodation. The property has full double glazing throughout and gas central heating. To the front of the building is a private car parking area for residents which is also where the garage is located.

- Immaculate 3-bedroom second floor apartment with garage
- Impressive sitting room with a bay window
- Fitted kitchen with fully integrated appliances
- Dining room/double bedroom 3
- Master bedroom with en-suite and balcony
- Double bedroom 2
- Family bathroom
- 3 hall storage cupboards
- Gas central heating and full double glazing
- Secure entry system

## LOCATION:

The property is located within the desirable Glenlockhart area of Edinburgh, which lies midway between Craiglockhart and Morningside. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at both locations, both of which can be easily accessed on foot or by car. Leisure-wise the choice is excellent and includes a number of fashionable restaurants, theatres and cinemas. There are excellent shopping facilities nearby on Morningside Road which provides a wide and varied range of individual shops, bars, restaurants, banks and building societies. A Waitrose supermarket and a Marks & Spencer food store are also available.







For the sports conscious and nature lover alike there are superb facilities at Craiglockhart Sports Centre, a number of golf courses and enjoyable walks at Craiglockhart Hill. Schooling is well represented from nursery to senior level, both in the public and private sectors including George Watsons College. An excellent public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

ACCOMMODATION:

Sitting room:	17'11" x 17'03"	(5.4m x 5.2m)
Kitchen:	15'08" x 11'10"	(4.7m x 3.6m)
Master bedroom:	12'09" x 12'	(3.8m x 3.6m)
En-suite:	5'09" x 8'	(1.7m x 2.4m)
Bedroom 2:	10'02" x 11'02"	(3.1m x 3.5m)
Bedroom 3:	9'02" x 11'04"	(2.8m x 3.4m)
Bathroom:	7'05" x 6'05"	(2.2m x 1.9m)

NOTE

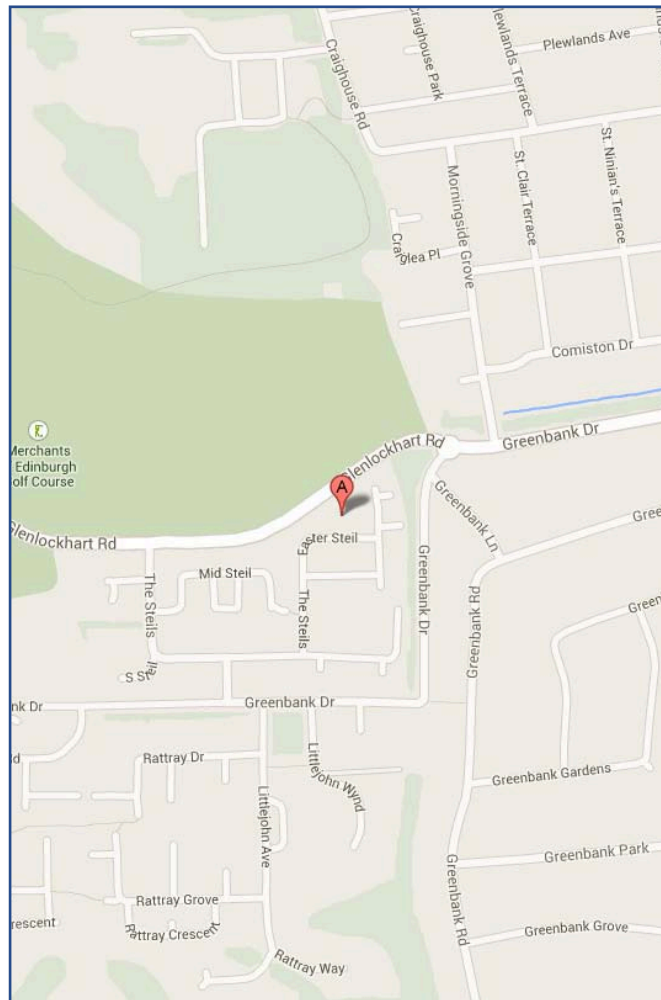
Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

AMENITIES

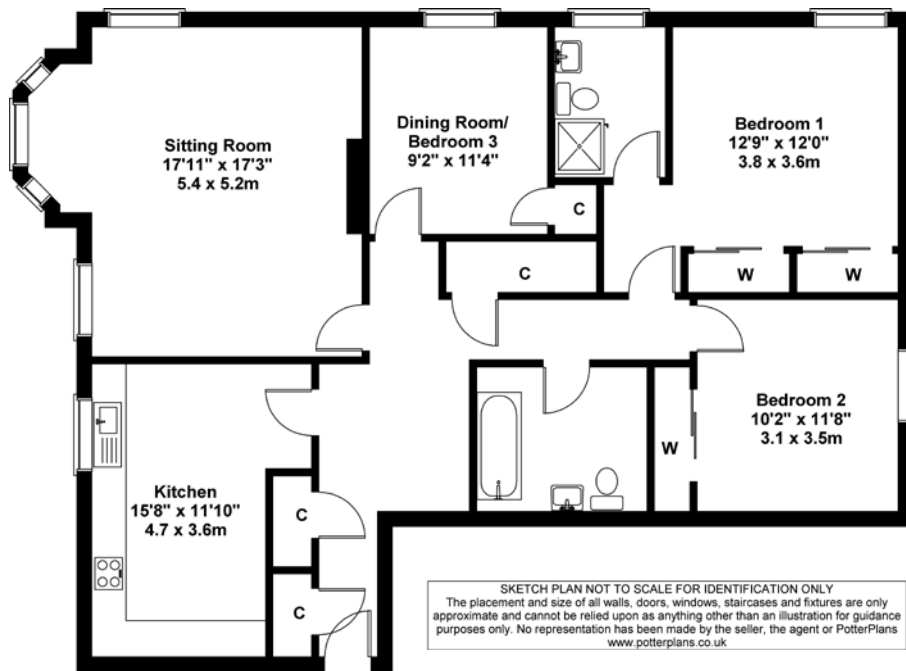
Airport: Approximately 11.1 miles away  
Trains: Edinburgh Airport is 3.5 miles away  
Buses: Within easy walking distance  
Council Tax Band: G



Energy Performance  
Certificate Rating C



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76-80 Morningside Road, Edinburgh EH10 4BY. Tel: 0131 447 4747 Fax: 0131 447 9555 DX 237 Edinburgh 1

also at:

1 Atholl Crescent, Edinburgh, EH3 8EJ. Tel: 0131 221 6900

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