



226 Greenwell Wynd, Edinburgh, EH17 8WP

Immaculately Presented, Two-Bedroom, Main Door Upper Villa

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Property Description

Immaculately presented, two-bedroom, main door upper villa, forming part of a modern residential development. Located in the sought-after Mortonhall area, south of Edinburgh city centre.

Comprises an entrance hall and stairway, a hall, a living/dining room, a kitchen, two double bedrooms, and a bathroom.

An ideal starter home, with superb transport links, finished in light neutral decor - ready to move in.

Highlights include contemporary matching flooring throughout, a fitted kitchen and bathroom suite, solar panels and gas central heating. Additionally, there is double glazing and excellent storage, including a private loft space and built-in bedroom wardrobes.

Externally, there is residential parking to the front, with landscaped grounds and additional parking throughout the development.

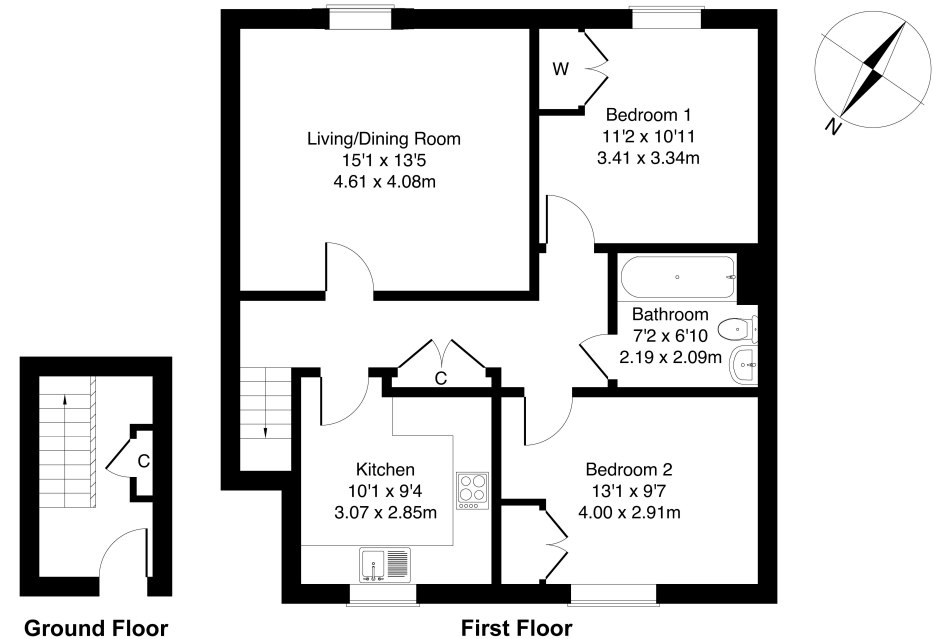
A generously proportioned reception hall creates an excellent first impression, offering ample built-in storage and finished with stylish contemporary flooring which continues up the staircase and throughout the principal living areas, enhancing the sense of continuity and quality throughout the home. Enjoying a desirable southerly aspect, the bright and spacious public room is flooded with natural light and provides excellent proportions for both lounge and dining furniture, creating a comfortable and versatile setting for everyday living as well as entertaining. Well-presented in neutral décor, this inviting space offers flexibility for a variety of furniture layouts. Positioned to the front, the modern kitchen is fitted with a range of light contemporary units, complemented by contrasting work surfaces and splashbacks for a clean, stylish finish. Integrated appliances include a fridge-freezer, along with an oven and induction hob, creating a practical and well-appointed cooking space.

The property further benefits from two well-proportioned bedrooms positioned to opposite aspects, both offering excellent floor space, built-in wardrobes, and a bright, comfortable feel. The principal bedroom provides ample room for additional freestanding furniture, while the second bedroom offers equally versatile accommodation, ideal as a guest room, home office, or nursery. Completing the accommodation is a stylish internal bathroom, fitted with a contemporary three-piece suite including a shower over the bath, complemented by tiled splashback surrounds.



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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)

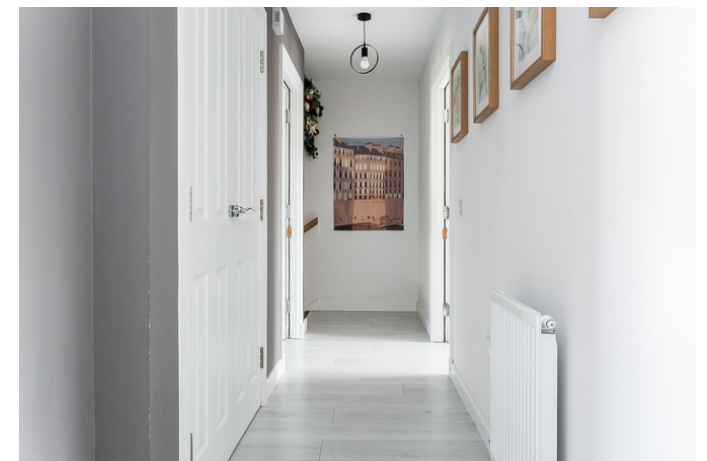


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Mortonhall lies between Fairmilehead and Gilmerton, south of Liberton and the Braid Hills. The area is close to the A701, providing a direct route to the city bypass, the retail park at Straiton, and onward to Penicuik and the Scottish Borders. The Braid Hills are within walking distance, offering panoramic views over Edinburgh and beyond. Around one mile away is the Pentland Hills Regional Park, which offers a range of outdoor

pursuits, including Scotland's largest artificial ski slope. The nearby Mortonhall Estate provides numerous walks and countryside opportunities, along with an excellent garden centre. Regular bus services run along Howdenhall Road, and the city bypass is quickly accessible.





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