



24 Steedman Row, Edinburgh, EH16 4FQ

Beautifully Presented & Spacious, Three-Bedroom, Mid-Terrace Home with Garden

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Property Description

Beautifully presented and well-proportioned, this attractive three-bedroom mid-terrace home offers spacious, well-appointed accommodation, ideally suited to modern family living. Situated within a contemporary, family-friendly development in Greendykes, just south of Edinburgh city centre, the property benefits from a private rear garden and stylish interiors throughout.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, three double bedrooms, a family bathroom and a ground-floor shower/utility room.

Ready to move in, with tasteful decor throughout, highlights include a stylish fitted kitchen with appliances and modern bathroom suites. Further features include a community heating system, double-glazing, multiple TV points, and good storage provision throughout.

Externally, the property benefits from a well-kept rear garden, whilst the development provides unrestricted parking spaces.

A welcoming entrance hall gives access to a useful shower/utility room, complete with a modern shower suite, wood-effect flooring and ample space for freestanding appliances. A handy storage cupboard adds further practicality, while the inner hall offers additional built-in storage and access to the staircase leading to the upper floor.

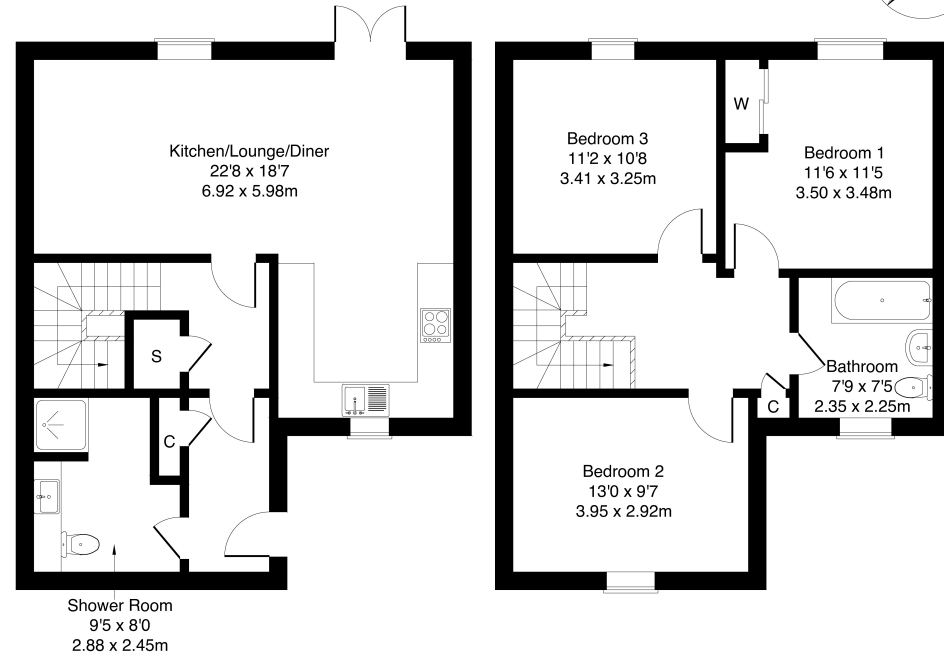
To the rear, the impressive open-plan living/dining room and kitchen provide an excellent space for relaxing and entertaining. Finished in light, neutral tones with attractive wood-effect flooring, the room enjoys an abundance of natural light and features patio doors opening directly onto the private garden, creating a seamless connection between indoor and outdoor living. The contemporary kitchen is fitted with modern units, complementary wood-effect worktops and matching upstands. Further features include a sink with drainer and an integrated hob, oven and fridge/freezer, providing a practical and stylish space for everyday cooking.

Upstairs, the property offers three generously sized double bedrooms, each finished with carpeted flooring and offering ample space for bedroom furniture. Bedroom one further benefits from a mirrored built-in wardrobe, providing convenient storage. Completing the accommodation is a modern family bathroom, fitted with a contemporary three-piece suite comprising a bath with shower over and tiled splashback walls.



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Approximate Gross Internal Area: (1130 sq ft - 105 sq m.)



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

Area Description

Greendykes is a residential area located to the southeast of Edinburgh city centre, offering a range of family housing and access to a variety of local amenities. Local shopping facilities are available throughout the surrounding area, with larger supermarkets and a wider selection of retail outlets at Fort Kinnaird and The Jewel. The area benefits from nearby green spaces and outdoor recreation, including Holyrood Park, Craigmillar Castle Park and the walking routes around the surrounding countryside. Greendykes is conveniently positioned for access to the Royal

Infirmary of Edinburgh and the Edinburgh BioQuarter, with Edinburgh city centre also accessible by public transport. A range of nursery, primary and secondary schooling options are available in the surrounding area. Regular bus services provide connections to the city centre and neighbouring districts, while the nearby A1 and Edinburgh City Bypass offer convenient road links for commuters.





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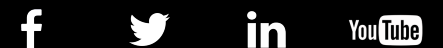
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