

**15/3 The Steils, Off Glenlockhart Road
Greenbank, Edinburgh, EH10 5XD**

FIXED PRICE £500,000



drummondmiller



- Most spacious and secure first floor Victorian flatted conversion
- Sitting room with useful library/small office off
- Large separate dining /family room connecting to extremely bright kitchen/breakfast room
- Master bedroom having en suite bathroom
- Three further double bedrooms and family bathroom
- Gas central heating and double glazing
- Burglar Alarm and secure entry system
- Immaculately mutual grounds and allocated parking bay
- EPC C

Description

This most spacious Victorian first floor apartment enjoys a truly tranquil setting within the prestigious Greenbank 'village'. Number 15 is one of the few stone-built Scots Baronial buildings (Listed Category B) converted from a former hospital. Its well-maintained communal foyer with entry system creates a grand entrance to the building which comprises only six apartments. Flat 3 will appeal to discerning purchasers of all age groups who appreciate timeless character, high ceilings and tall sash-and-casement windows which allow natural light to flood in. Although perfectly serviceable, many of the fittings from the 1993's conversion by Miller Homes would now benefit from upgrading and this has already been reflected in the valuation figure. The spacious interior (185 sqm) is versatile and includes generous storage including several fitted wardrobes. A vast and welcoming entrance hall gives access to all apartments. There is an elegant sitting room which has a bright library/study area off. A formal dining room is much larger than average and gives direct access to the sizeable kitchen/breakfast room which enjoys a bright and airy triple aspect. The master bedroom boasts a fitted wardrobe and large en suite bathroom featuring a bath (with shower over), bidet, wash hand basin and W.C. There are three further good-sized double bedrooms plus an internal family bathroom/shower.





Central Heating and Glazing

Gas central heating is complemented by classic timber double glazed windows.

Gardens and Parking

Externally, this stone building is framed by a neatly manicured communal garden to front. Flat 3 has a designated parking bay. There is also a large rear courtyard garden whilst illuminated walkways give access to the communal garden grounds within the development.

Location

Directly opposite the Merchants of Edinburgh Golf Club, The Steils is accessed from Glenlockhart Road. Greenbank enjoys an excellent reputation and provides a tranquil leafy setting just a little to the south-west of Morningside. It is located within the Craiglockhart Hills Conservation Area and offers beautiful walks over Craiglockhart Hill and Braidburn Valley Park. Excellent bus services operate (Numbers 23 and 5) whilst numerous shops, restaurants, bars, coffee shops and a wealth of specialist food shops in the heart of Morningside are only a short stroll away. There are highly respected schools and it is most convenient for Napier University. Edinburgh's City Centre is approximately three miles away and very easy access can be gained to the City Bypass.

Extras

The sale price includes carpets, blinds, the integrated fridge/freezer, dishwasher, washing machine, oven, hob and hood.

Factoring

The development is managed by James Gibb at a cost of roughly £545 per quarter (including Building's Insurance and £60.00 to communal repair fund).

Viewing

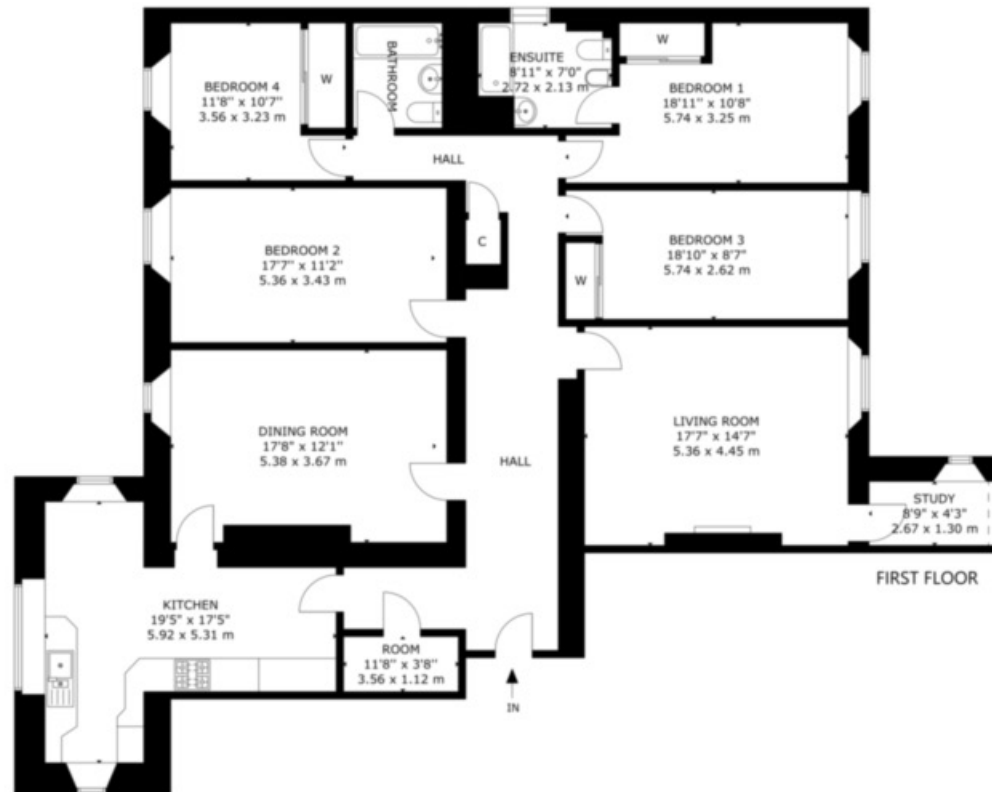
Viewing is by appointment – telephone Agents in 0131 229 3399 (or 0759 58 20611 out with office hours).

Home Report

The property has been valued at £510,000 and the Home Report is available via the listing on the ESPC web site.

EPC and Council Tax Band

15/3 The Steils has a C-rated Energy performance Certificate and lies in Council Tax Band G.



5/3 The Steils, Edinburgh, EH10 5XD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,988 SQ FT / 185 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
01506 0131 0131 0141 0131
655 034 663 9568 229 3399 332 0086 665 3131

Call us on 0131 229 3399 or
email sales@dm-property.com
dm-property.com



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