

# 21 The Steils

GREENBANK, EDINBURGH, EH10 5XD



*Generously Proportioned B-Listed Home in Greenbank*



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McEwan Fraser Legal is delighted to present this generously proportioned B-Listed home in Greenbank.

# THE LIVING ROOM

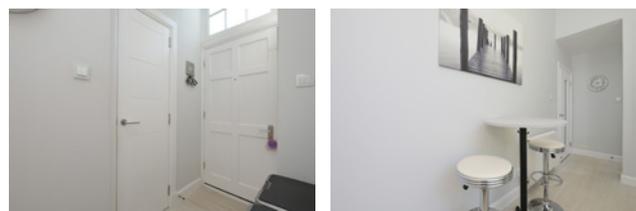


Inside, the house has been extensively upgraded by the current owners, and the property comprises a bright spacious living area which offers various possibilities for furniture arrangements, including dining and is accessed from the entrance hallway or the kitchen. Gas central heating throughout the property.

# THE KITCHEN



The fully equipped stylish modern kitchen has Bosch appliances with a double fan oven, induction hob and integrated white goods. The contemporary space is finished with a neutral decor and quartz worktops complete with under-counter lighting. A shelved utility/storage room is located off the main kitchen.



# THE WC, HALL & BATHROOM



There are two and a half bathrooms in the property, one main family bathroom, an en-suite shower room in the master bedroom and a WC on the ground floor. All three rooms have been upgraded to an excellent standard by the current owners.



# BEDROOM 1



The property boasts two generous well-proportioned bedrooms, both of which have integrated wardrobes. The master bedroom also boasts en-suite facilities.



# BEDROOM 2

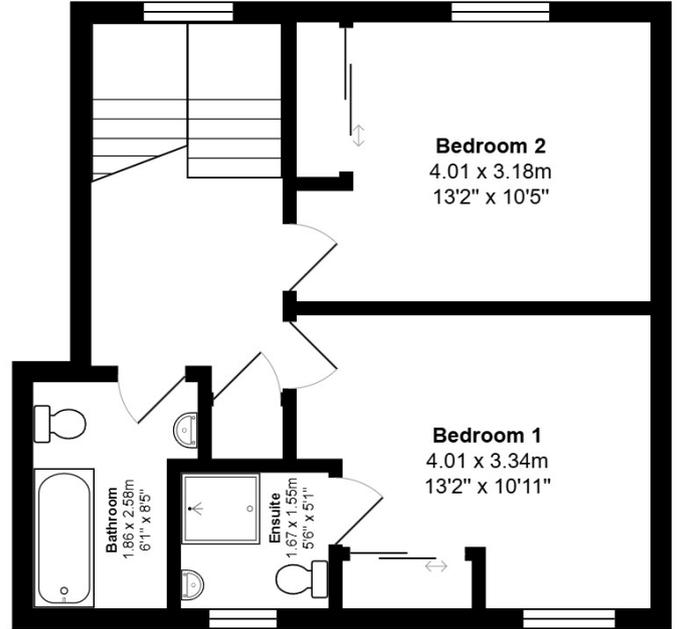
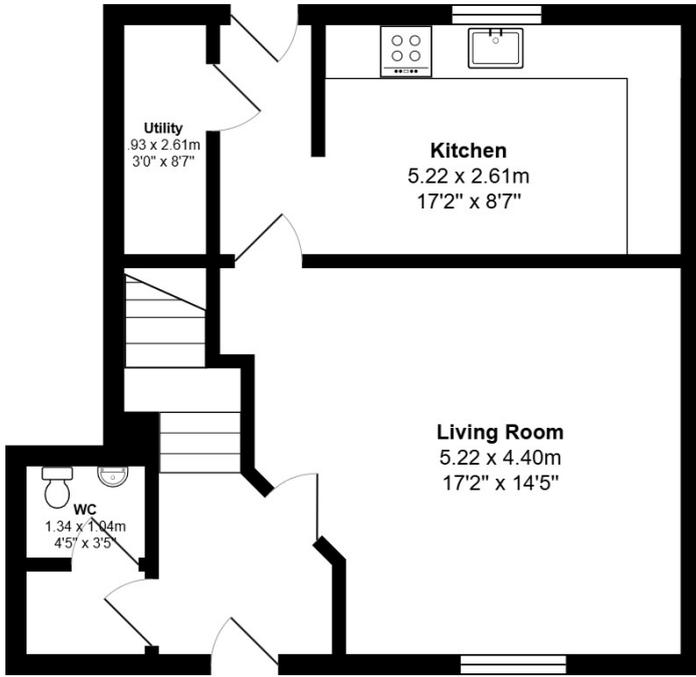


# EXTERNALS

The property includes private off-street parking in the form of a single drive and free visitor parking. The property boasts front and rear private gardens. The secluded west-facing rear garden has been re-landscaped to include a modern summer house complete with heating, lighting, mains power and additional garden storage.

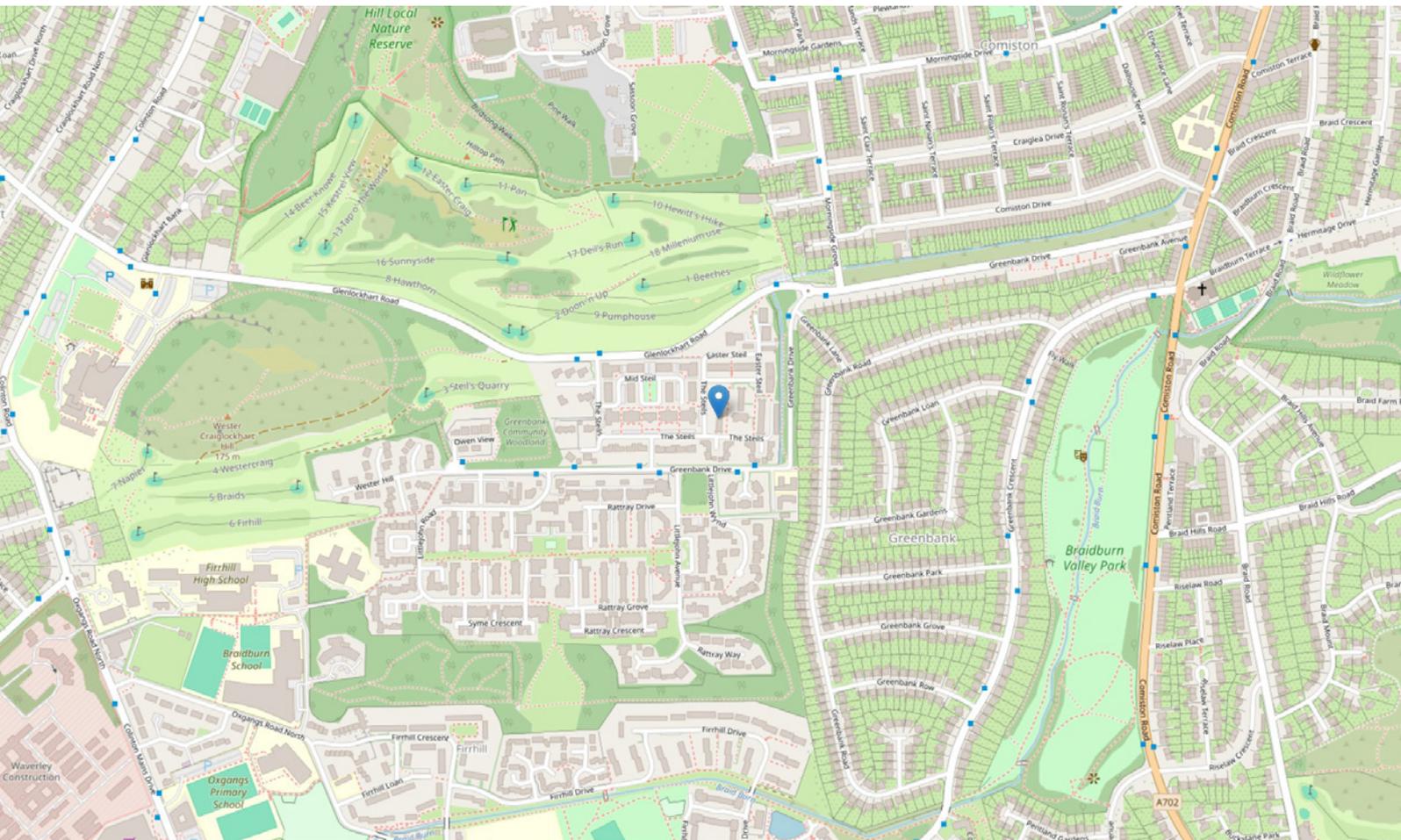


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup> | EPC Rating: D



# THE LOCATION

The Steils, located in the highly sought-after Greenbank area of Edinburgh, is a prestigious and peaceful residential B-listed development set within beautifully landscaped grounds. Once the site of a 19th-century hospital, this historic location has been thoughtfully transformed into an exclusive enclave of modern homes while retaining much of its original character.

Surrounded by mature trees and green open spaces, The Steils offers a tranquil lifestyle just moments from the city. Greenbank itself is a desirable suburb, prized for its blend of leafy surroundings and excellent connectivity. Residents benefit from easy access to Edinburgh's city centre, which is just a 15-minute drive away or conveniently reached via frequent public transport links, while also enjoying close proximity to the City Bypass.





The area is well served by local amenities, including a selection of independent shops, cafés, and supermarkets in nearby Morningside and Bruntsfield. The Craiglockhart Leisure and Tennis Centre offers outstanding sports facilities, while the scenic Braidburn Valley Park, Craiglockhart Hill and nearby Hermitage of Braid Nature Reserve provide excellent opportunities for walking and outdoor recreation. Golf enthusiasts are well catered for with several courses nearby, including the neighbouring Merchants of Edinburgh Golf Club.

Families are drawn to Greenbank for its excellent schooling options, including both highly regarded local primaries and access to a number of leading independent schools.

Combining rich history, modern living, and outstanding access to both nature and the city, The Steils in Greenbank is one of Edinburgh's most desirable residential addresses.



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