



# GREENHILL 9 GREENHILL PLACE

A bright and spacious top floor flat of converted Victorian townhouse situated in a quiet and sought after residential area.

- Sought after location
- Sitting room with feature fire
- Fitted kitchen/breakfast room
- 2 double bedrooms
- Bathroom
- Entry phone Security System
- Gas central heating & Double glazing

VIEWING: by appointment contact selling agents



## THE PROPERTY

Greenhill is situated just a few miles south of the city centre in between Bruntsfield, Morningside and Marchmont. The surrounding areas are well known for their good range of amenities, including a good selection of shopping facilities with Tesco, Waitrose and Marks and Spencer all within walking distance, along with banking and post office services. Leisure activities available nearby include Warrender swimming Baths, The Dominion Cinema, Bruntsfield Links and The Meadows as well as a number of well known bars and restaurants. There is a good bus service available close by linking you to many areas of the city.

This bright top floor flat is situated in a converted traditional Victorian townhouse just off Strathearn Place. The spacious accommodation has an attractive outlook to the front and rear and is complemented by gas central heating and double glazing. It comprises – Communal entrance and stair shared with 2 other flats, entrance hall, sittingroom, kitchen/breakfastroom, 2 double bedrooms and bathroom.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

A welcoming entrance hall. Deep cupboard. Radiator. Entryphone handset. Laminate flooring. 2 wall lights. Alcove with cupboard below. Windows giving borrowed light from shared entrance stair.

### SITTINGROOM 16'9 X 16

Lovely spacious room with window to front with window seat. Living flame feature fire with marble hearth and surround, wooden mantelpiece over. Deep walk-in shelved cupboard offering good storage. 2 radiators. Roller blind. Fitted carpet.

### KITCHEN/BREAKFASTROOM 10'2 X 8'2

Bright room with window to the rear. Fitted with pine floor and wall mounted units. Complementary work tops and splashback. Stainless steel sink and drainer. Gas hob, electric double oven, fridge/freezer and washing machine included. Central heating boiler. Radiator with shelf above.

### BEDROOM 1 14'5 X 14'9

Spacious double bedroom with window to the rear. Fitted carpet. Radiator. Fitted wardrobe offering good storage. Roller blinds.

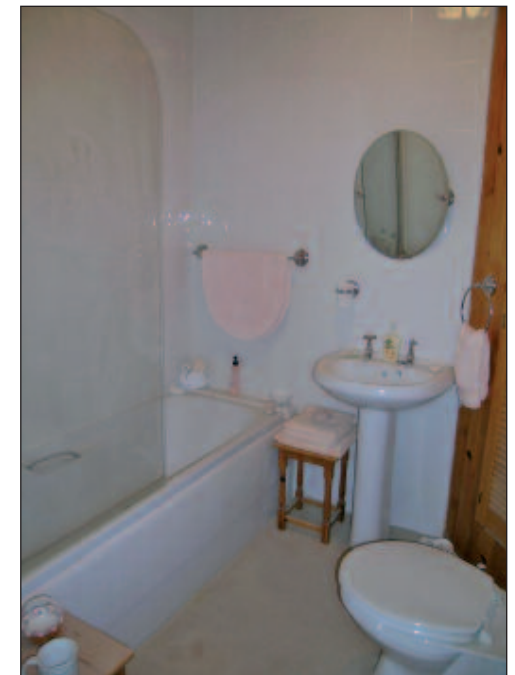


### BEDROOM 2 10'6 X 11'6

Good sized second double bedroom with window to front. Built in wardrobes offering good storage. Fitted carpet. Radiator.

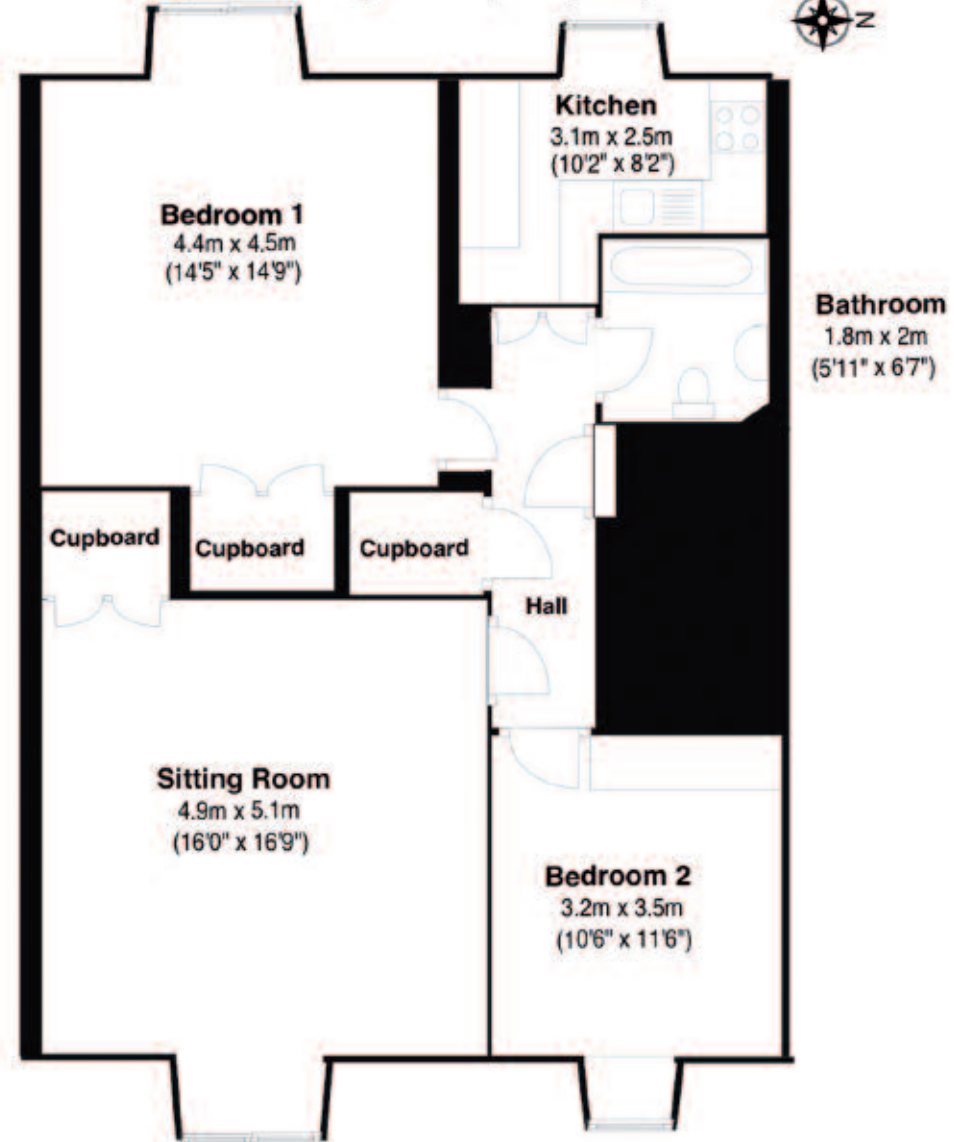
### BATHROOM 6'7 X 5'11

Fully tiled bathroom with white suite comprising; bath instant shower over, w.c. and wash hand basin. Radiator. Glass shower screen. Wall mirror. Fitted carpet.





Approx. 89.37 sq. metres (962 sq. feet)



Plans by Archimem. Whilst every attempt is made to ensure accuracy of plans, it is the responsibility of the client to ensure that errors are picked up and reported to Archimem for correction.