



LITTLEJOHN WYND

GREENBANK VILLAGE, EDINBURGH, MIDLOTHIAN

savills

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GREENBANK VILLAGE, EDINBURGH,
MIDLOTHIAN, EH10 5SE

An outstanding detached family home with a triple garage and a self contained studio flat.

- Impressive, modern, detached family home
- Triple garage with additional studio flat above
- Large private garden to the front and back
- Superb summer house in the rear garden
- Spacious kitchen/dining/sitting room
- Striking central staircase in the entrance hall
- EPC = C





DESCRIPTION

1 Littlejohn Wynd is an outstanding family home located in a quiet cul-de-sac within the sought after Greenbank Village. The house was built in 2003 and provides flexible and beautifully presented family accommodation arranged over two floors. On entering the house there is an impressive double height reception hall with a split staircase leading to the upper floor. The extensive and free flowing accommodation on the ground floor includes a spacious open plan kitchen/dining/family room with access to a conservatory, which in turn opens to the elegant sitting room with a contemporary gas fire. Further accommodation includes a study, playroom, utility room and WC.

The generous and beautifully appointed bedroom accommodation includes a large master bedroom with a dressing room and ensuite bathroom, a guest suite and 3 further double bedrooms served by a family bathroom.

Externally the house is set back from the street with a monobloc drive leading to a parking area. There is a large triple garage with a substantial studio flat above, which would make an ideal home office or secondary accommodation. To the rear of the house is an attractive enclosed garden backing on to woodland, which has a large summer house, play area and patio.

SITUATION

Greenbank Village is a popular residential area approximately 4 miles south of Edinburgh's City Centre.

There are excellent local shops, bistros and bars in nearby Morningside and Bruntsfield, including a Waitrose, Marks & Spencer, Sainsbury's and Tesco, as well as cultural amenities including the King's Theatre and Dominion Cinema.

Local sporting facilities include a number of golf courses and there are beautiful local walks in the open spaces of The Braids, The Hermitage and also a woodland nature walk around the Greenbank Village estate.

The property is ideally located for access to the financial district in the West End as well as The Gyle, Gogarburn and Edinburgh Park.

George Watson's is within easy commuting distance, and a number of other schools, including George Heriot's and Merchiston, are also nearby.

The city bypass is within easy reach, providing excellent access to the airport and the Central Scotland motorway network.





GENERAL INFORMATION

FIXTURES & FITTINGS All fitted carpets, window fittings, light fittings and kitchen white goods are included with the sale.

The house benefits from CCTV, cat5 cabling and alarm system.

HOME REPORT & ENERGY PERFORMANCE

A copy of the full Home Report and Energy Performance Certificate is available on request.

VIEWINGS Appointments are available by appointment with Savills





FLOORPLANS

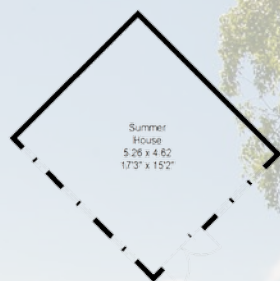
Not to scale - for illustrative purposes only

Approximate gross internal floor area 3771 sq ft / 350.33 sq m

Outbuildings

Gross internal floor area 1436 sq ft / 133.40 sq m

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Ground Floor



Ground Floor



First Floor



Ground Floor

First Floor

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