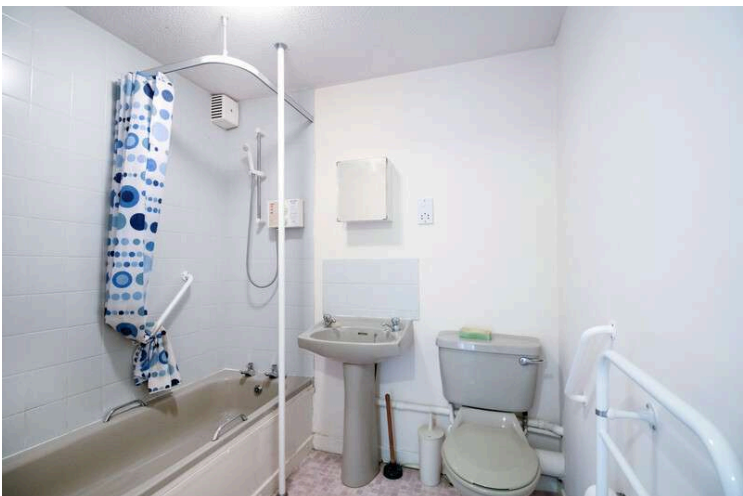


Greenbank House is a purpose-built retirement complex enjoying a prime position in the desirable Morningside area of Edinburgh with a good range of excellent amenities within walking distance. This one bedroom property is located on the second floor offering bright and spacious accommodation with lift access, the property further benefits from double glazing and electric heating. Presented to the market in good order throughout, we would recommend an early viewing

- Reception hallway with a walk in storage cupboard.
- Bright and spacious living room, dual aspect offering lots of natural daylight.
- Breakfasting kitchen with a range of wall and base units along with integrated oven, hob and cooker hood.
- Rear facing double bedroom with built in storage.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Electric heating.
- Double glazing.
- Residents must be capable of independent living and will require to be approved for suitability. A single occupier must be over 60 years of age while for a couple, one must be 55 or older, and the other 60 or older.



Location

The property is situated in the Morningside area of the city within walking distance of an abundance of excellent amenities. Shopping is superb with everything from small specialist shops and supermarkets including Waitrose, Sainsbury's and a Marks and Spencers Foodhall. Cameron Toll Shopping Centre is close by as are Fort Kinnaird Retail Park and Straiton Retail Park are within easy reach. The area also benefits from an excellent choice of cafes, bistros, restaurants and bars and Morningside is home to the popular Churchill theatre and Dominion Cinema. Morningside has a good public transport service and there is easy access to the main road networks throughout the city and to the Edinburgh City Bypass. Open green spaces are nearby with The Hermitage of Braid, Blackford Hill, Braidburn Valley Park all within walking distance and there are several golf courses also within easy reach.

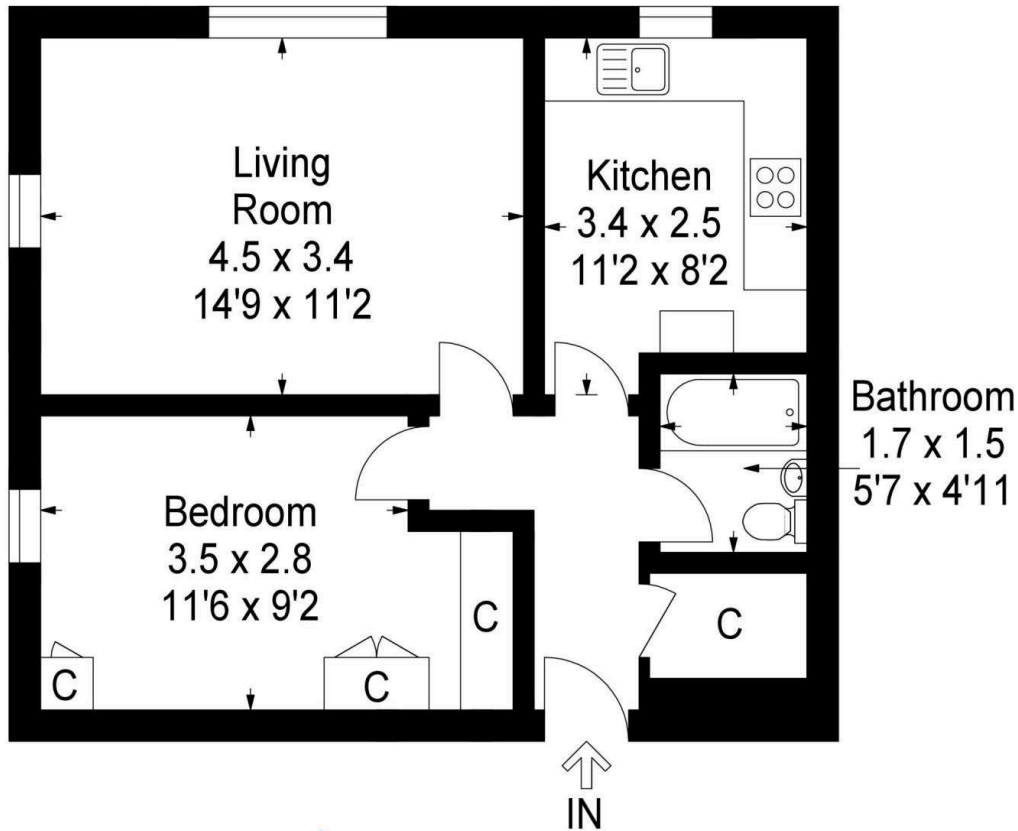
Extras

Included in the sale are the integrated kitchen appliances and white goods, fixtures & fittings and all floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

