

COULTERS[©]

WELCOME TO:

GREENBANK TERRACE

24 Greenbank Terrace, Greenbank, Edinburgh, EH10 5RA



GREENBANK TERRACE AT A GLANCE:



Residential
Greenbank location



Stone-built
Victorian lower villa



Two generous and
bright public rooms



Private front, side
and rear gardens



Near Braidburn
Valley Park



Excellent leisure and
retail amenities

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a wonderful lifestyle with this two-bedroom Victorian villa with a private immaculate garden in the coveted location of Greenbank. Occupying a generous end-terrace position and in move-in condition, it boasts spacious accommodation completed with eye-catching period details. Close to Morningside, Braidburn Valley Park, and The Hermitage of Braid, it presents a rare opportunity for a couple, professionals, or those looking to downsize, to establish a comfortable home in Edinburgh's southside.

- Living room boasting bay windows, cornicing and an original feature fireplace.
- Galley-style kitchen with solid wood worktops, splashback, extractor hood, dishwasher, gas hob, oven, microwave, and access to the rear garden.
- Versatile dining room or additional family room with a rear garden outlook. Benefits from an adjoining box room with built-in shelving.
- Principal double bedroom with twin windows, a green front outlook, a shelved Edinburgh press, handsome wooden flooring, and an open cast iron fireplace.
- Second double bedroom with an original fireplace.
- Bathroom with underfloor heating and bath with wall-mounted shower.
- Neat front and side garden with vegetable patch, lawn, shrubs, and developing hedging for privacy. Idyllic enclosed west-facing rear garden with a shed, stone pizza oven, and patio.
- Gas central heating, single, and double glazing throughout.
- On-street parking.



LOCATION, LOCATION, LOCATION:

Greenbank is one of Edinburgh's most desirable places to live for both professionals and families, and with leafy spaces to enjoy and excellent amenities, it is easy to see why. Lying within a protected Conservation area, discover peaceful riverside walks at Braidburn Valley Park or take in natural beauty at the Hermitage of Braid.

Play renowned golf courses including the 18-hole Braid Hills with its Pentland Hill views, or enjoy excellent recreational amenities at Craiglockhart Leisure and Tennis Centre.

Vibrant bars, cafès and restaurants are in abundance in Morningside including The Canny Man's and The Merlin, whilst the family-owned Dominion Cinema and Church Hill Theatre are popular cultural destinations. Daily shopping needs are

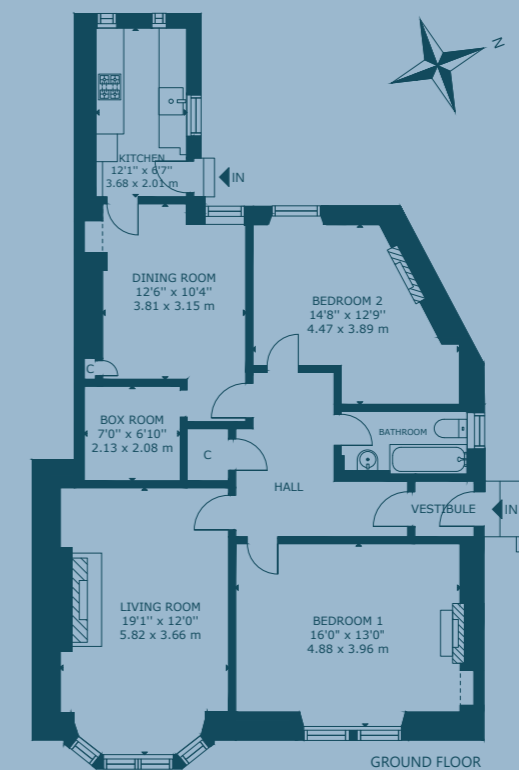
well catered for with a Margiotta on Comiston Road, and a Marks and Spencer Simply Food and Waitrose on Morningside Road. For larger shopping requirements it is ideally placed for Straiton Retail Park which houses a variety of retailers.

Highly regarded local schooling includes South Morningside Primary School and Boroughmuir High School with private options such as George Watson's College and Merchiston Castle. It is ideally situated for Napier University's Merchiston Campus.

Regular bus routes take you into Edinburgh City Centre quickly and the City Bypass is minutes away with links to the M8/M9 and Edinburgh International Airport.



FLOOR PLAN:



24 Greenbank Terrace, Greenbank, Edinburgh, EH10 5RA

Approx. Gross Internal Area

1,065 Sq Ft - 99 Sq M

For identification only. Not to scale.

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HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

