

Jardine Phillips  
Solicitors • Estate Agents

GREENBANK

22 GREENBANK GARDENS  
EH10 5SN



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EPC RATING: D

OFFERS OVER £625,000

## PROPERTY DESCRIPTION

- Vestibule with original tiled floor leading to an open hallway with spiral staircase to first floor
- Handy downstairs cloakroom with wc & sink
- Bay windowed reception room to front overlooking the lovely front garden with Edinburgh press & original fire surround
- Spacious bay windowed living/dining room with Edinburgh press, feature fireplace and outlook to the rear garden and the hills beyond
- Wide range of contemporary fully fitted high gloss kitchen units and appliances, with door to outside
- Master bedroom upstairs with velux window and access to eaves storage
- Study room upstairs, with velux window and access to eaves storage
- Three double bedrooms downstairs, some with fitted storage & original fireplaces
- Family bathroom with modern four piece suite comprising walk in shower, bath, sink, wc and heated towel rail
- Gas central heating Insulated and partially floored loft
- Large basement housing workshop, boiler and two storage areas
- Loads of period features including sash & case windows, stripped wood panel doors, sanded floors & original fireplaces
- Large, south facing, sunny rear garden with elevated deck with stunning views – perfect for entertaining – and huge lawn
- Wide, lawned front garden with driveway to side with parking for a number of cars, leading to garage

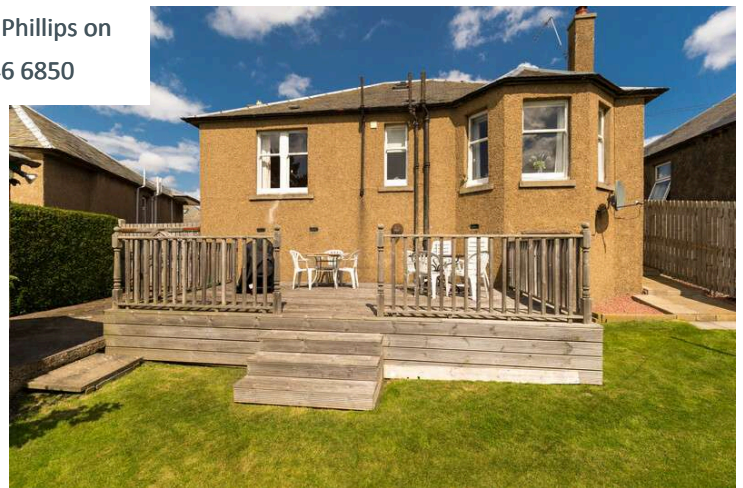


### VIEWING

Sundays 2 - 4pm

tel. Jardine Phillips on

0131 446 6850





## **SUPERB, EXTENDED, FOUR BED DETACHED BUNGALOW IN EXTREMELY POPULAR GREENBANK CUL DE SAC IN CATCHMENT FOR EXCELLENT SCHOOLS**

This amazing property would make a perfect family home. It has been extended into the attic, modernised and well maintained over the years and is ready to move into. There is potential to extend further, subject to the usual consents. With a stunning, south facing rear garden, a veritable sun trap, together with a garage and off-street parking for numerous cars.

### **AREA**

Greenbank is a very popular area in the south of the city, very close to Morningside with its excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is well renowned and the property is in the catchment for South Morningside & St Peters Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities in Morningside, including a library, the very popular independent Dominion Cinema and Church Hill Theatre. There are also golf clubs, gyms & other leisure facilities available a short walk or drive away. The house is also well placed for lots of open spaces including Braidburn Valley Park, Hermitage of Braid, Braid Hills and Blackford Hill & Pond. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

### **GARDEN**

Large, sunny, south facing rear garden. Front garden with lawn and driveway.

### **PARKING**

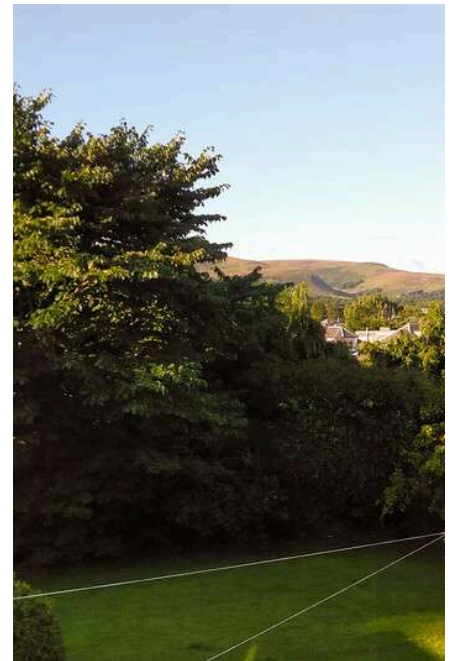
Long driveway to side leading to garage.

### **EXTRAS**

The light fittings, gas hob, electric oven, cooker hood, integrated dishwasher, integrated fridge freezer and washer/dryer are included in the sale. The fitted wardrobes will also be left.

### **HOME REPORT VALUATION**

£650,000



Reception room	14'11" x 14' (4.55 x 4.27m)
Living/dining room	13'9" x 13'5" (4.19 x 4.09m)
Kitchen	9'9" x 7'8" (2.97 x 2.34m)
Bedroom 1	16'11" x 10' (5.16 x 3.05m)
Study	16'10" x 9'9" (5.13 x 2.97m)
Bedroom 2	12'6" x 11'11" (3.81 x 3.63m)
Bedroom 3	12'6" x 10'10" (3.81 x 3.30m)
Bedroom 4	13'1" x 7'11" (3.99 x 2.41m)
Storage Workshop	13'9" x 13'5" (4.19 x 4.09m)
Garage	15'11" x 10'4" (4.85 x 3.15m)

Greenbank Gardens,  
Edinburgh, EH10 5SN

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Approx. Gross Internal Area

1443 Sq Ft - 134.00 Sq M

Storage & Workshop

Approx. Gross Internal Area

215 Sq Ft - 20.54 Sq M

Garage

Approx. Gross Internal Area

194 Sq Ft - 18.23 Sq M

For identification only. Not to scale.

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

